



The Wharf

Leighton Buzzard, LU7

Guide Price £240,000



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The Wharf, Leighton Buzzard, LU7 2AJ

We are delighted to offer for sale with no upper chain this two bedroom ground floor executive apartment, located in this popular development, conveniently situated within walking distance of both the Mainline Train Station and the Town Centre. The property offers generous accommodation comprising: Entrance hallway, two storage cupboards, open plan kitchen/lounge/dining room, two bedrooms (master with ensuite) and a bathroom. Additional benefits include double glazing and allocated parking.

Viewing is highly recommended.

Location:

The Wharf is among the most sought after developments in the town with it's superior location a major attraction. Positioned alongside the Grand Union Canal, the development boasts wonderful scenery all year round. Leighton Buzzard mainline station is just a few minutes walk and provides trains to London Euston in as little as 30 minutes. Leighton Buzzard town centre is also in close proximity, providing a host of amenities, shops, cafes and bars, as well as the local historic market. By road, the nearby bypass provides easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A

Parking:

Allocated parking and visitor parking provisions.

Layout:

The communal entrance is accessed via secure glazed doors with access for guests via intercom, the property is situated on the ground floor. Enter via secure front door into the hallway which has a built in storage cupboard and airing cupboard. The hallway leads to the open plan kitchen/lounge/dining room, two bedrooms, ensuite and a family bathroom. The impressive kitchen/lounge/dining room is in good order and provides ample workspace, plenty of storage and various integrated appliances. The living area is spacious and can accommodate a variety of furnishings to suit all needs. The bright and airy master bedroom with a double glazed window to the rear aspect and benefits from built in wardrobes and an en-suite shower room. The second bedroom is a well proportioned bedroom, with a double glazed window to the rear aspect. The family bathroom is a good size with suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over.

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Total Area: 735 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

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