



Monarch Way

Leighton Buzzard, LU7

Guide Price £160,000



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Monarch Way, Leighton Buzzard, LU7 1FW

We are delighted to offer for sale with no upper chain this exclusive modern one bedroom first floor apartment located on this small development which is walking distance to the Town Centre and mainline train station. The property is presented to the market in excellent order with spacious accommodation comprising: Entrance hallway, lounge/dining room with Juliet balcony overlooking greenland and the river Ouzel, separate kitchen, bedrooms and a bathroom. Additional benefits include secure entry phone system, double glazing and allocated parking. Viewing is highly recommended.

Location:

Monarch Way is home to a range of modern apartments, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities, restaurants and regular market. The apartments are situated in a picturesque area with the River Ouzel, footpaths and park land close by. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 15 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Layout:

Accessed via a secure communal entrance, the property opens into a welcoming hallway with doors to all rooms. There is also a useful built-in storage cupboard. The spacious lounge/diner is bathed in natural light, courtesy of the Juliet balcony that offers pleasant views over the communal gardens. This versatile space comfortably accommodates both living and dining furniture, creating an inviting environment for relaxation and entertaining. The modern fitted kitchen is equipped with a range of wall and base units, complemented by roll-edged work surfaces. Integrated appliances include an oven and four-ring gas hob, while there

is space for a washing machine and fridge freezer, catering to all culinary needs. A generously sized double bedroom overlooks the rear aspect, providing a tranquil retreat. The room offers ample space for freestanding furniture and benefits from a neutral décor, allowing for personalisation. The contemporary bathroom comprises a three-piece suite, including a low-level WC, pedestal wash hand basin, and panel bath with shower over. Tiling to water-sensitive areas and a heated towel rail complete the space.

Outside:

The property benefits from an allocated parking space, ensuring convenience for residents. Well-maintained communal gardens surround the development, providing pleasant outdoor spaces. Additional facilities include a secure intercom entry system, bin, and cycle stores.

Floor Plan

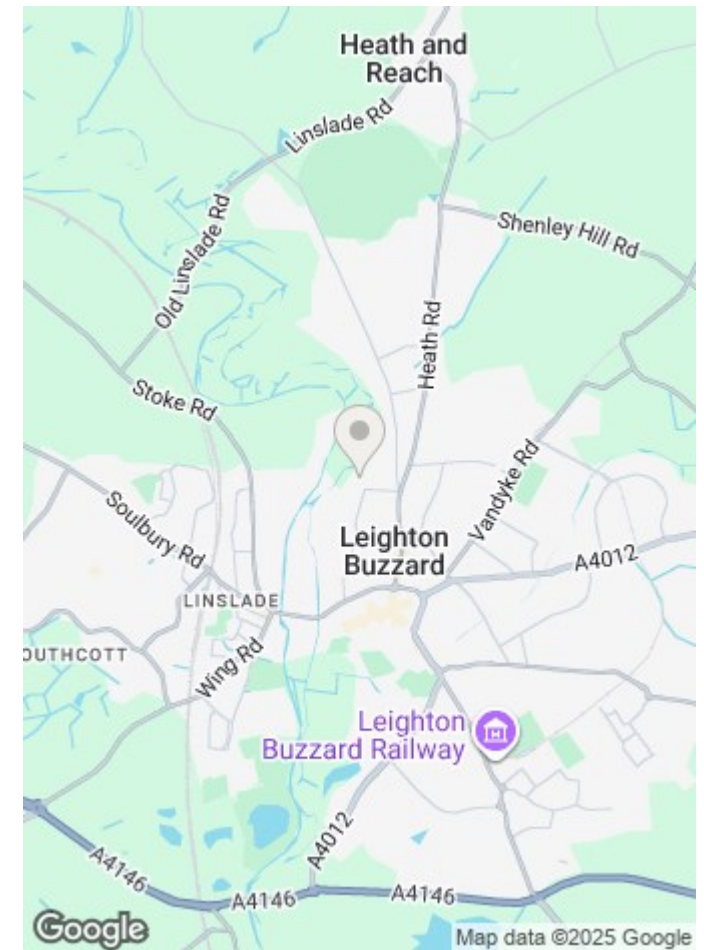


First Floor

Total Area: 489 ft²

All measurements are approximate and for display purposes only

Map



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