



Stanbridge Road
Leighton Buzzard, LU7 4QX

Guide Price £220,000



2



2



1



C



QUARTERS
YOUR NEXT MOVE

Stanbridge Road

Leighton Buzzard, LU7 4QX

We are delighted to offer for sale with no upper chain this extremely spacious two double bedroom first floor apartment located conveniently close to the Town Centre. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, 19ft lounge/dining room, kitchen, two large double bedrooms (master with ensuite) and a bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended.

Location:

Falcon Mews is an attractive modern development within an easy walk of the historic Market Town centre and a host of local amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.





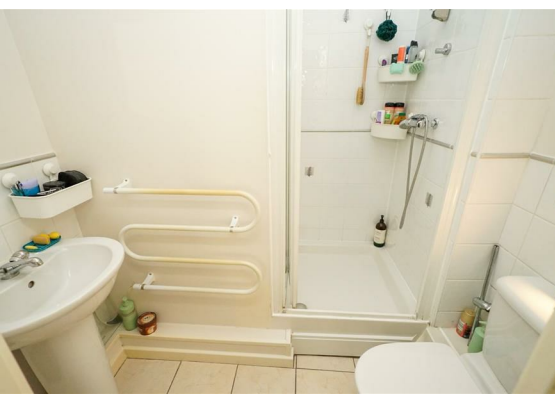
Layout:

Enter into the hallway which provides access to both bedrooms, bathroom and lounge/dining room. There is also a generous airing/storage cupboard. The master bedroom is an excellent sized double room, with ample space for a variety of furniture, and benefits from an ensuite shower room. The second bedroom is also larger than usual, with it's impressive size making this an excellent choice for both couples and families alike. The lounge/dining room is a bright and airy room, with plenty of room to allow for separate lounge and dining areas, and the room opens into the kitchen, with is fitted with a range of wall and base level units. There is plenty of work surface and spaces for a variety of appliances. The property is completed by the bathroom which is fitted with a three piece white suite comprising of a low level WC, wash hand basin and panel bath with shower over.



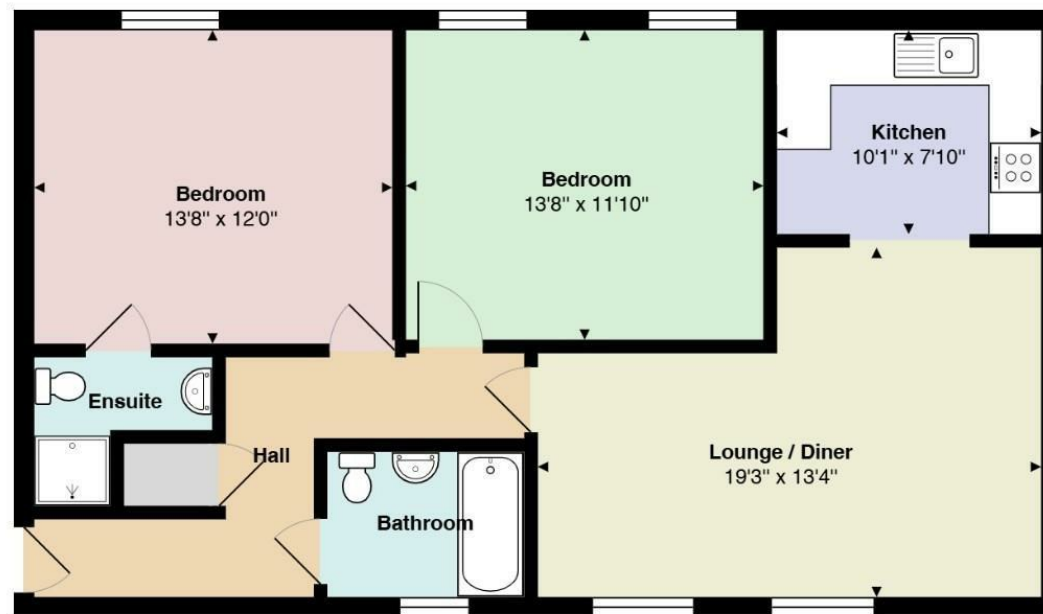
Parking:

There is an allocated parking space plus visitor provisions.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Ground Floor

Total Area: 836 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk