Greenfields

Leighton Buzzard, LU7

75% Shared Ownership £157,500

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QUARTERS

YOUR NEXT MOVE

Greenfields, Leighton Buzzard, LU7 9SP

We are delighted to offer for sale with no upper chain this rare to the market, ground floor, two bedroom, retirement apartment located close to the Town Centre. The property is available with 75% share on the shared ownership scheme and is presented to the market in excellent order with accommodation comprising; entrance hallway, lounge/dining room, kitchen, two bedrooms and a wet room. Additional benefits include, communal lounge, communal laundry room and guest suite facilities, hairdressers, cafe, well being and therapy rooms. Further benefits include underfloor heating and communal gardens. Viewing is highly recommended.

Location:
This location enjoys a close proximity to multiple local shops and green spaces.. 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.

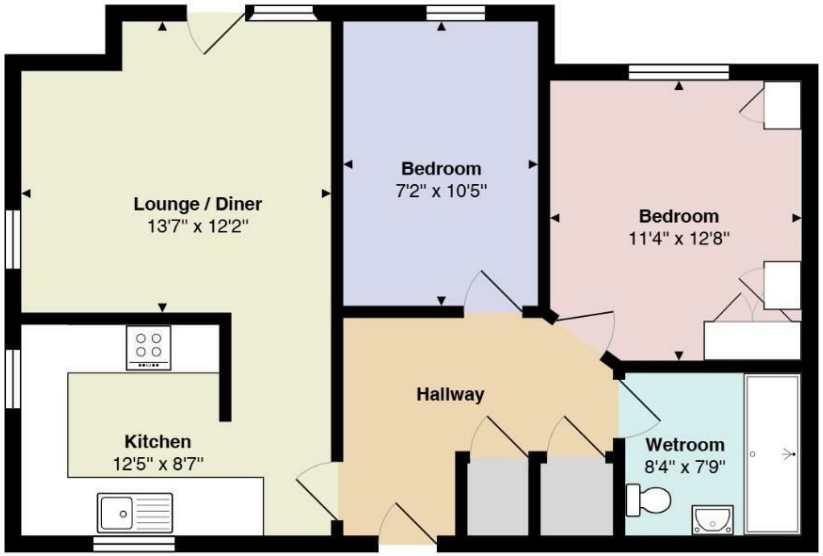
Layout:
Enter via the front door to a spacious and welcoming hallway with doors to the lounge/diner, kitchen, two bedrooms, wet room and two storage cupboards. The property benefits from an emergency intercom and secure door entry system. The spacious lounge/diner easily accommodates both living room furniture and space for a dining table. A door leads directly from the living room to patio area and the communal gardens. Off the lounge/dining room is a well proportioned kitchen with a fitted hob , and there is additional space for various white goods and ample work surface space. The larger of the two bedrooms is an excellent size for plenty of bedroom furniture and benefits from fitted wardrobes, with bedroom two making a lovely guest bedroom or study. The wet room benefits from a walk-in shower, wash hand basin, low-level WC and non-slip flooring. Two large cupboards in the hallway provides generous storage and also serves as the airing cupboard.

Communal Facilities:
There are a range of communal facilities at Greenfields including secure door entry, CCTV, Concierge Service, staffed reception a social lounge, hairdressers, laundry room, well being room, therapy rooms, secure scooter/cycle store with charging points and a guest suite.

Outside:
Greenfields benefits from communal gardens and parking.

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.

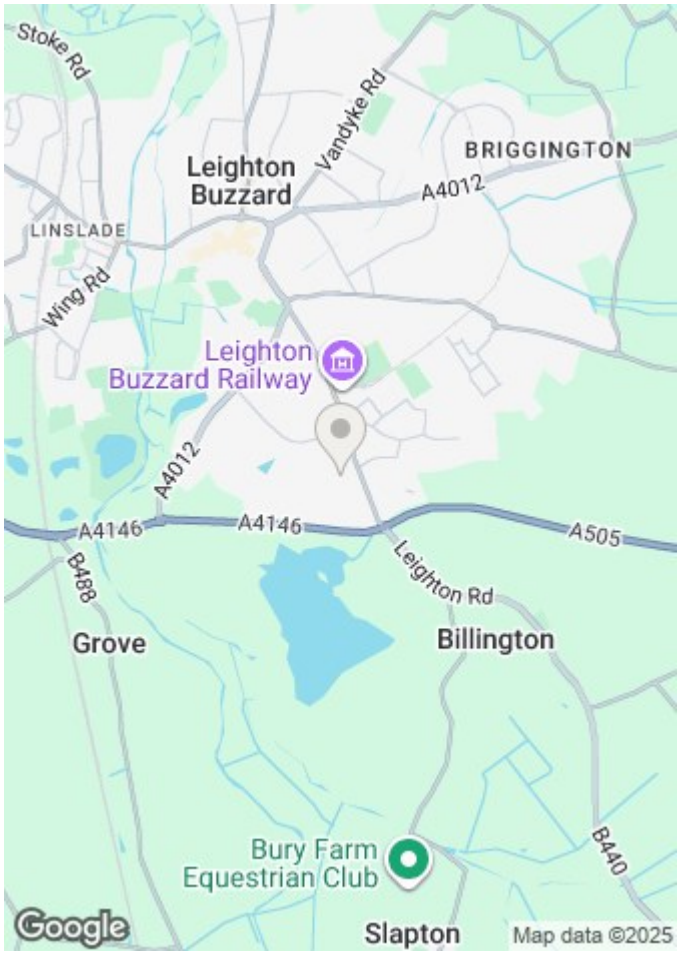
Floor Plan



Total Area: 697 ft²

All measurements are approximate and for display purposes only

Map



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