



Brooklands House

Leighton Buzzard, LU7

Offers In Excess Of £200,000



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# Brooklands House, Leighton Buzzard, LU7 1LD

We are delighted to offer for sale this spacious top floor two bedroom apartment which is situated perfectly for easy access to the town centre, mainline train station and grand union canal. The property offers spacious accommodation comprising: Entrance hall, open plan kitchen/lounge/dining room, two bedrooms and a bathroom. Additional benefits include double glazing, generous sized private loft space and gated parking. Viewing is highly recommended to appreciate this property.

## Map

### Location:

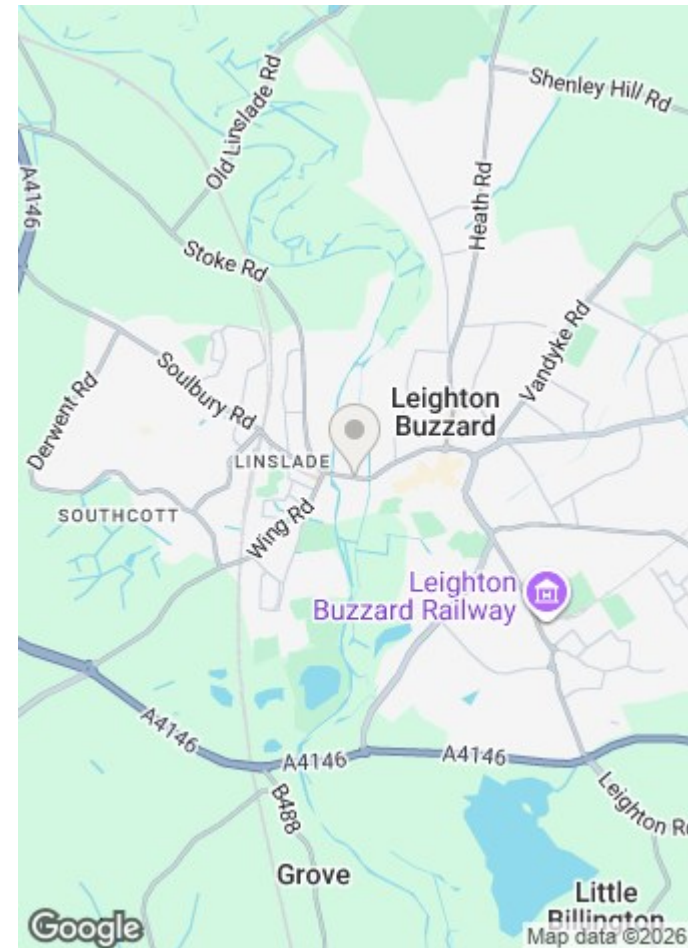
Brooklands House is situated within easy walking distance of the vibrant Town Centre which has a mixture of high street stores and independent shops, as well as cafes, restaurants and other amenities, including a twice weekly market. The property is well situated for public transport and road links, with the A505 and A5 providing 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. Additionally, the mainline train station is a short walk away and provides regular trains to London Euston in as little as 30 minutes. 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:

Enter via the front door into the entrance hall which provides access to the spacious open plan lounge/kitchen/diner, two bedrooms and family bathroom. The open plan kitchen has a range of wall and base line units with ample work surface space. There is integrated appliances including fridge, freezer, oven and washing machine. The open plan lounge/diner features ample space for a range of living and dining room furniture. The larger of the two bedrooms easily accommodates a range of bedroom furniture and the second bedroom would make an ideal guest room and/or study. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

### Parking:

This property comes with allocated parking for one car.



## Floor Plan



Second Floor

Total Area: 725 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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