



Woburn Road

Heath And Reach Leighton Buzzard, LU7 0FL

Guide Price **£240,000**



2



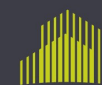
2



1



C



QUARTERS

YOUR NEXT MOVE

Woburn Road

Heath And Reach Leighton Buzzard,
LU7 0FL

We are delighted to offer for sale with no upper chain this first floor two bedroom executive apartment located in the highly sought after village of Heath & Reach. The property is situated in an exclusive development built in 2004 with accommodation comprising: Communal entrance with entry phone system, entrance hallway, open plan kitchen/lounge/dining areas, two bedrooms (master with ensuite) and a family bathroom. Additional benefits include gas heating, communal gardens, parking with visitor parking provisions and electric gates. Viewing is highly recommended to appreciate this beautiful setting.

Location:

Red Lion Court. Woburn Road is situated in the heart of the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses and the within the catchment of the popular St Leonards lower school. There is a range of walks and footpaths on the doorstep which include the stunning Rushmere and Stockgrove Country Parks among it's many close by attractions. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.



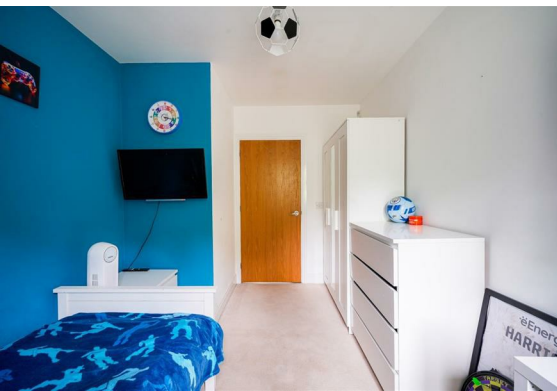


Layout:

The internal layout flows beautifully, beginning with a welcoming entrance hall with doors to all rooms. The spacious open-plan kitchen/living/dining area, filled with natural light and providing an excellent space for both relaxing and entertaining. The adjoining kitchen is thoughtfully arranged with a range of fitted units, creating a practical yet sociable environment. There are two good-sized bedrooms, with the master bedroom benefiting from a built-in storage cupboard with ample space for a range of furniture to suit all needs. A further door leads through to the ensuite shower room. A modern family bathroom finished in a clean, contemporary style.

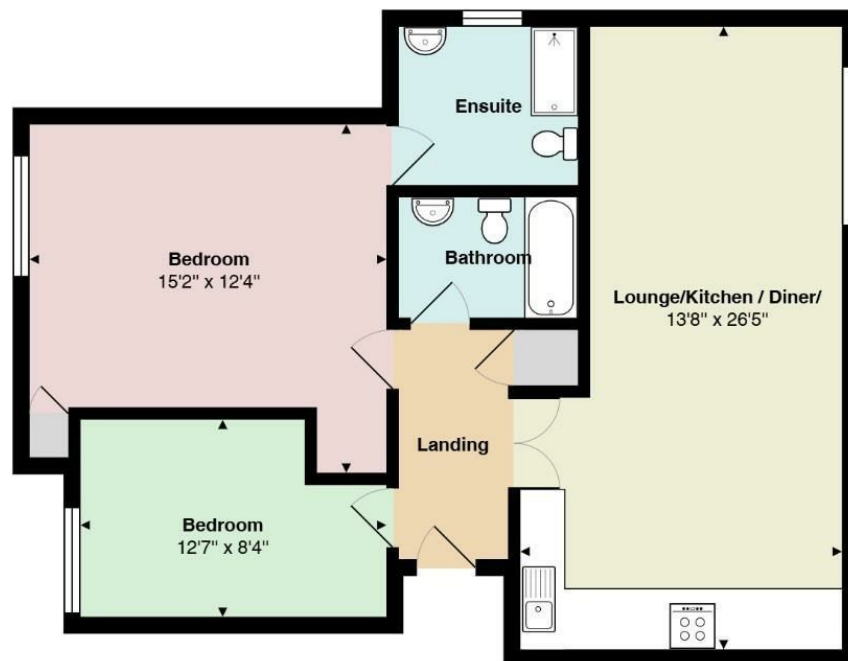
Outside:

The property enjoys well-maintained communal grounds and allocated parking for residents, along with additional visitor spaces. The development is neatly kept, within a gated community offering a pleasant setting within easy reach of local amenities, countryside walks, and transport links.



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: 790 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