



52 East Dock
The Wharf, Linslade, LU7 2LA

Guide Price £240,000



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Quarters are delighted to offer for sale with no upper chain this premium larger-design second floor apartment located in the highly sought after area of Linslade which is within walking distance of the mainline Train Station and Town Centre. The property overlooks the Grand Union canal providing a great view from the open plan living area, and is presented to the market in excellent order with in excess of 800 sq ft of accommodation comprising: Entrance hallway, 23ft open plan lounge/kitchen/diner, two double bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, balcony overlooking the grand union canal and allocated parking. Viewing is highly recommended.

Location:

The Wharf is among the most sought after developments in the town with it's superior location a major attraction. Positioned alongside the Grand Union Canal, the development boasts wonderful scenery all year round. Leighton Buzzard mainline station is just a few minutes walk and provides trains to London Euston in as little as 30 minutes. Leighton Buzzard town centre is also in close proximity, providing a host of amenities, shops, cafes and bars, as well as the local historic market. By road, the nearby bypass provides easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A.





Layout:

The communal entrance is accessed via secure glazed doors with access for guests via intercom. The property is situated on the second floor accessed by a communal stairwell. Enter via secure front door into the hallway which has a built in storage cupboard and airing cupboard. The hallway leads to both bedrooms and the bathroom before continuing through to the 23ft kitchen/lounge/diner. The kitchen is in excellent order and provides ample workspace, plenty of storage and integrated appliances. The impressive sized lounge/diner area enjoys an abundance of light flowing through the French doors which lead to the balcony. The balcony itself is a nice quiet spot to enjoy views of the Grand Union canal. The large master bedroom also provides views of the canal, two built in wardrobes and an en-suite shower room with additional storage cupboard. The second bedroom is a well proportioned double bedroom with sufficient wall space available to furnish, with the window taking in the canal-side views. The family bathroom is in excellent order with suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over.

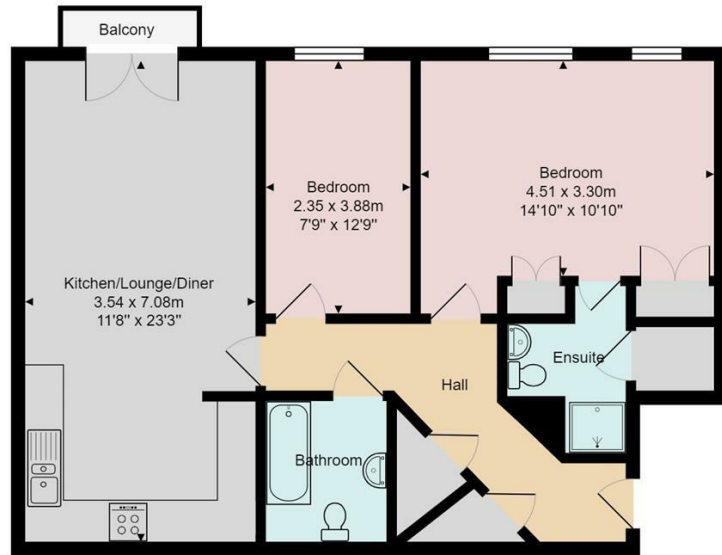


Additional Information:

Benefits include double glazing, balcony overlooking the Grand Union canal, communal bike stores and allocated parking plus visitor provisions. There are approximately 109 years remaining on the lease.

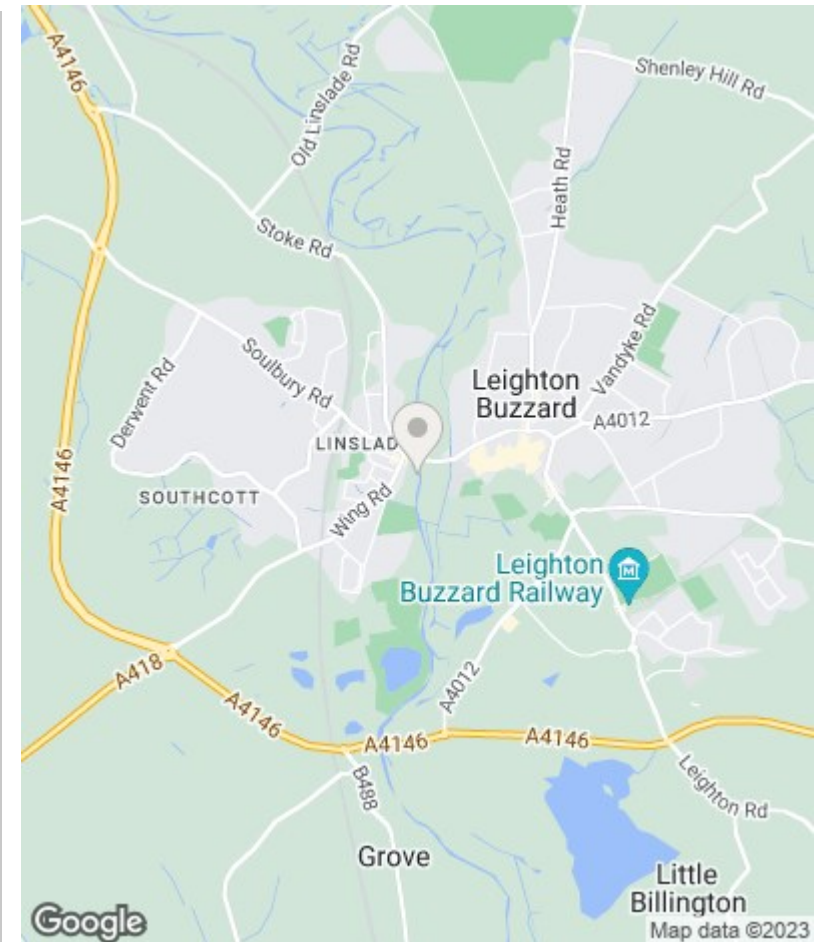
Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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: 75.1 m² ... 809 ft² (excluding balcony)

Area Map



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.

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