



Ellaway Court

Leighton Buzzard, LU7

Offers In Excess Of £150,000



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YOUR NEXT MOVE

# Ellaway Court, Leighton Buzzard, LU7 4TG

We are delighted to offer for sale with no upper chain this superbly renovated one bedroom ground floor apartment, forming part of a characterful conversion within walking distance of both the town centre and mainline train station. Benefitting from its own private front door, this well-presented home also boasts a refitted kitchen and shower room, new boiler, secure gated parking, low service charge, and a long lease - making it an ideal first-time purchase, investment, or downsize opportunity. Viewing is highly recommended.

## Location:

Ellaway Court is ideally situated just off Billington Road, which is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. The property is set at the end of a private driveway and in a quiet spot, also well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

for this property. Additional highlights include a new boiler, private front door, long lease, and low service charges.

## Accommodation:

The accommodation begins with a spacious lounge/dining room, where a bay window to the front adds charm and character while flooding the room with natural light. New carpets and neutral décor help create a warm and comfortable living space with ample room for both lounge and dining furniture. A door leads through to the refitted kitchen, featuring a modern range of wall and base level units with work surface over and tiled flooring. Integrated appliances include an undercounter fridge, oven and hob with hood over, and there is space for a washing machine. The bedroom is a well-proportioned double, also newly carpeted and styled in soft tones for a calm and inviting atmosphere. The accommodation is completed by a refitted shower room, comprising a three-piece suite with low level WC, vanity wash hand basin, and a shower cubicle with smart tiling to water-sensitive areas. Externally, the development benefits from secure gated parking for residents, with one allocated space



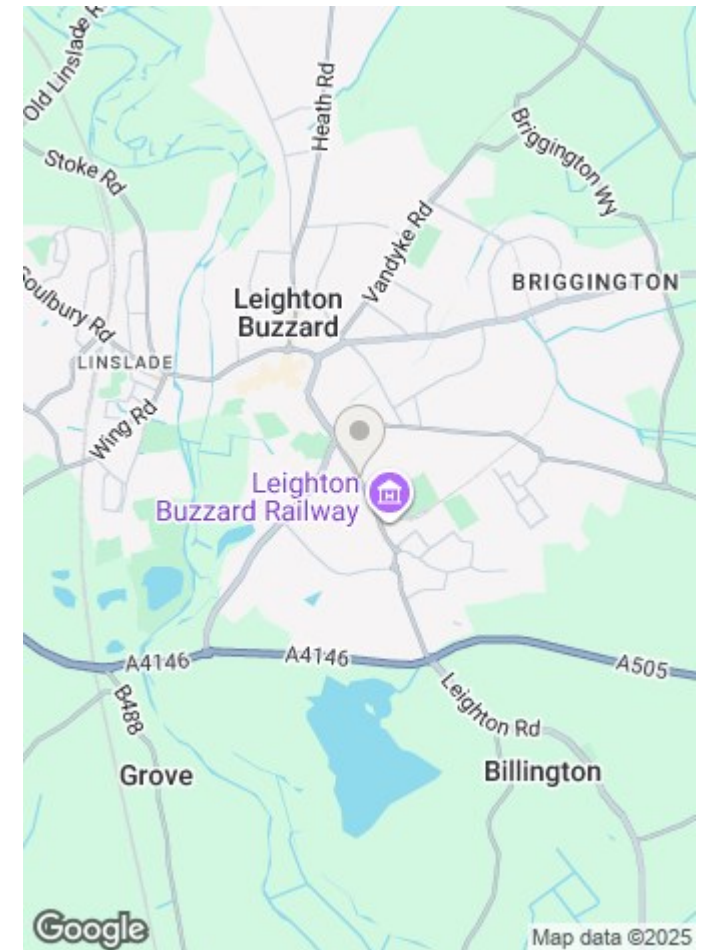
## Floor Plan



Total Area: 428 ft²

All measurements are approximate and for display purposes only

## Map



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