



Monarch Way
Leighton Buzzard, LU7
Price **£175,000**



QUARTERS
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Monarch Way, Leighton Buzzard, LU7 1FW

We are delighted to offer for sale with no upper chain this beautifully presented two bedroom second floor apartment, ideally situated on the ever popular Monarch Way development, within easy reach of Leighton Buzzard town centre and the mainline train station providing direct services to London Euston. Finished to an excellent standard throughout, this property offers a bright and spacious layout, modern fittings, and a true sense of comfort - making it an ideal purchase for first-time buyers, professionals, or investors alike.

Location:

Monarch Way is home to a range of modern apartments, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities, restaurants and regular market. The apartments are situated in a picturesque area with the River Ouzel, footpaths and park land close by. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 15 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property is 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. 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:

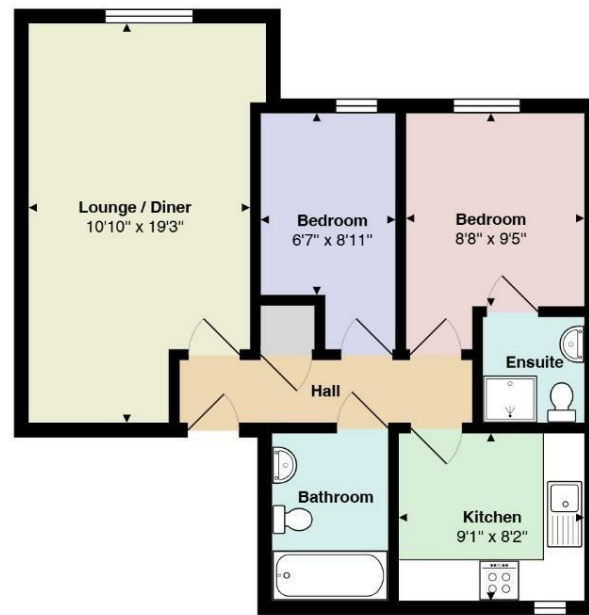
The communal entrance is accessed via a secure entry system, with stairs rising to the second floor. Upon entering the property, a welcoming hallway provides access to all rooms and includes a built-in cupboard. The lounge/dining room is a generous and well-proportioned space, enjoying pleasant front aspect views through large double-glazed windows which flood the room with natural light. There is ample room for both seating and dining furniture, creating an inviting and versatile living area. The kitchen is a particular highlight, being separate from the main living space - a sought-after feature in modern apartments. Fitted with a range of wall and base level

units, there are some integrated appliances together with spaces for further appliances, providing both practicality and flexibility for day-to-day use. The master bedroom is a comfortable double room, also benefitting from a front aspect outlook and featuring its own ensuite shower room, fitted with a three piece suite comprising a low level WC, wash hand basin and shower cubicle. The second bedroom is a well-sized single, ideal as a guest room, study or dressing room and features fitted wardrobes to one wall. Completing the accommodation is the family bathroom, fitted with a modern three piece suite comprising a low level WC, wash hand basin and panel bath with shower over, complemented by contemporary tiling.

Outside:

Externally, the property benefits from allocated parking, with additional visitor bays available nearby. The development itself is well maintained and situated within a desirable residential area, combining peace and convenience.

Floor Plan

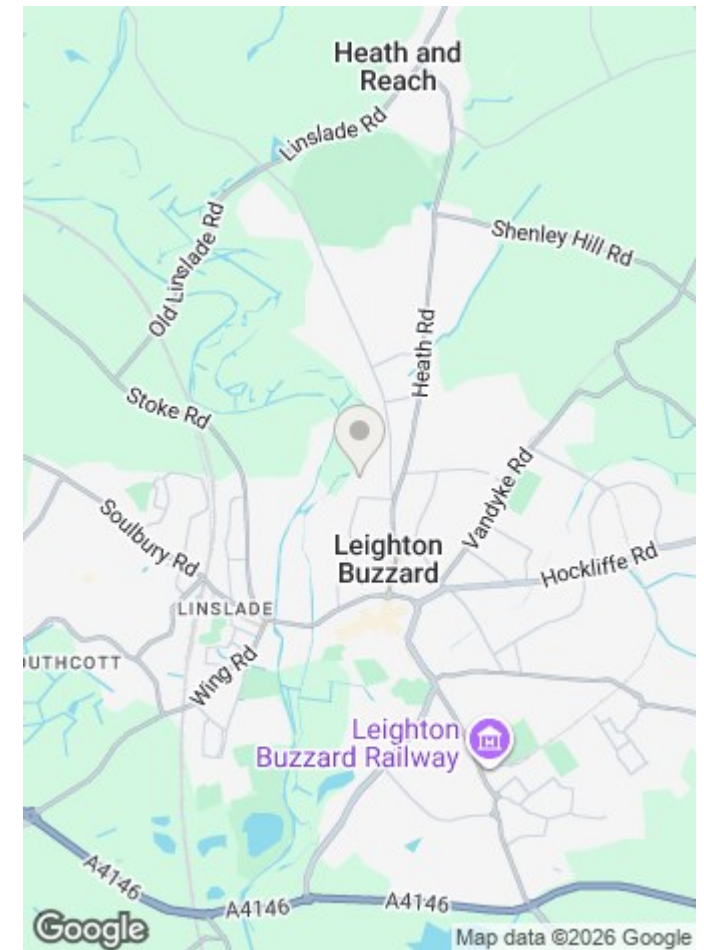


Second Floor

Total Area: 594 ft²

All measurements are approximate and for display purposes only

Map



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