



Apple Tree Close

, Leighton Buzzard, LU7 2LN

Guide Price £240,000



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QUARTERS

YOUR NEXT MOVE

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, Leighton Buzzard, LU7 2LN

Quarters are delighted to offer for sale with no upper chain this two bedroom cluster home located in the highly sought after area of Linslade, and within walking distance to the mainline train station. The property has been recently redecorated and provides accommodation comprising: Entrance hallway, lounge, kitchen, two bedrooms and a bathroom. Additional benefits include communal parking and gardens. Viewing is highly recommended.

Location:

Appletree Close remains a popular residential area in desirable Linslade, and boasts a range of cluster homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.





Ground Floor:

Enter into the hallway which provides access to the lounge/diner off to the left, and on the right is the kitchen. There is also an airing cupboard and a built in storage cupboard under the stairs. The kitchen is fitted with a range of wall and base level units, with spaces remaining for a variety of appliances. The lounge diner is bright and airy, providing room for a range of living room furniture plus a dining table. There is a boxed bay window to the front aspect bringing in plenty of light, and stairs leading to the first floor.

First Floor:

The landing provides access to the loft space, bedrooms and bathroom. The master bedroom features fitted wardrobes to one wall, and both bedrooms provide ample space for bedroom furniture. The bathroom is in good order, fitted with a three piece white bath suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Outside:

There are communal gardens and one allocated parking space to the rear.

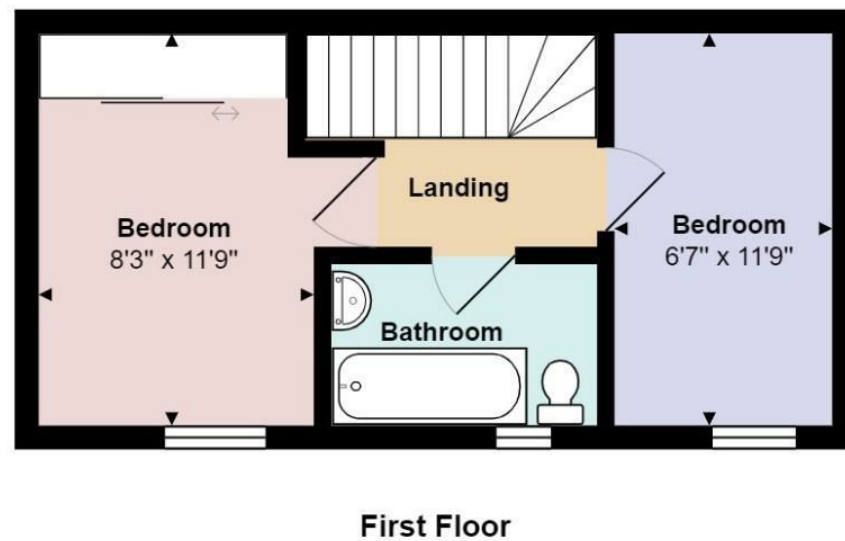
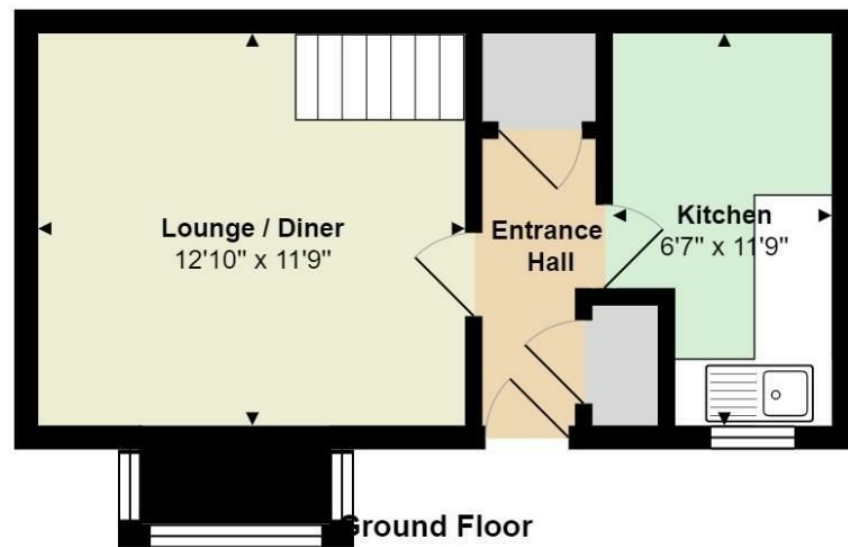
Agency Note:

The vendor advises charges of approximately £600PA service charge and Ground Rent of £5.00PA.



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: 577 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.

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