The Park, Station Road

Leighton Buzzard, LU7 2AS

Guide Price £230,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this stunning two bedroom first floor apartment, set within an exclusive development in the highly sought after Linslade conservation area. The property boasts views across Station Park and is ideally located just moments from Leighton Buzzard mainline train station, providing fast links to London Euston in around 30 minutes. The well-presented accommodation comprises: Entrance hall, spacious open plan lounge/kitchen/breakfast room, two generous bedrooms, bathroom and separate wet room. Additional benefits include a re-fitted kitchen with granite work surfaces and integrated appliances, sash windows, gas central heating, allocated parking and secure basement storage. An internal viewing is highly recommended to appreciate both the quality of finish and the lifestyle on offer.

Location:

The Park is an exclusive conversion of just ten individually designed apartments, enviably positioned within the Linslade conservation area. With Linslade Recreation Ground directly opposite, residents enjoy open green space on their doorstep, while Leighton Buzzard mainline train station is just seconds away, offering direct services into London Euston in approximately 30 minutes. The town centre with its array of shops, restaurants and leisure facilities is close by, while excellent road links including the A5, A4146 and M1 make this a superb choice for commuters.

Layout:
The property is accessed via a communal entrance with secure telephone entry system. Once inside, the entrance hall provides access to all apartments and stairs lead down to the basement level stores. A private entrance opens into the hallway which provides access to all rooms. At the heart of the home is the impressive open plan lounge/kitchen/dining room. Large sash windows to the front aspect frame attractive views over Linslade Recreation Ground, filling the space with natural light. The re-fitted kitchen has been thoughtfully designed with a stylish range of wall and base level units, granite work surfaces, integrated appliances and a breakfast bar, perfectly balancing function with style. There are two well-proportioned bedrooms, both with fitted wardrobes, offering excellent storage while maintaining a clean and modern aesthetic. The accommodation is further served by a beautifully presented bathroom fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath, and a separate wet room provides additional wash facilities.

Outside & Parking:
The property benefits from a private allocated parking space, ensuring convenience for residents. Further practicality is provided by secure basement storage, with the generous size ideal for bikes and seasonal items.

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: 572 ft² (excluding store)

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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