



Monarch Way  
Leighton Buzzard, LU7  
**Price £180,000**



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# Monarch Way, Leighton Buzzard, LU7 1FW

We are delighted to offer for sale this bright and airy two bedroom top floor apartment, situated in this popular modern development within walking distance of the Town Centre, local shops and amenities and green open space. The property is presented to the market in excellent order and provides spacious accommodation comprising: Entrance hall, cloakroom/WC, open plan lounge/ kitchen/dining room, two bedrooms (master with walk in wardrobe) and a family bathroom. Additional benefits include double glazing, and allocated parking with provisions for visitors parking. Viewing is highly recommended.

## 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 hallway runs centrally through the apartment, providing access to the living/dining room, bedrooms and bathroom, plus there is a built-in airing cupboard. The light and bright living space features access to the kitchen, comprising of a range of wall and base level units with roll edged work surface over. There are spaces for a washing machine and fridge freezer, plus integrated appliances include an oven and electric hob. There are two bedrooms, both providing plenty of space for a variety of furniture. The master bedroom enjoys the benefit of a walk in wardrobe which has been converted from the original ensuite. Plumbing remains in place so this

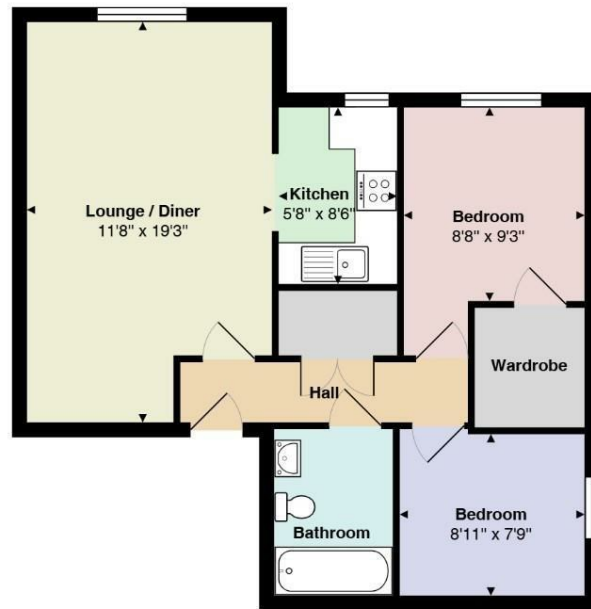
could be converted back into an ensuite if the new owner preferred. the second bedroom is also well proportioned and is well suited for use as a guest bedroom or home office, if desired. The bathroom is a good size, and has been fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath.

## Parking:

This property comes with allocated parking for one car and provisions for visitor parking.



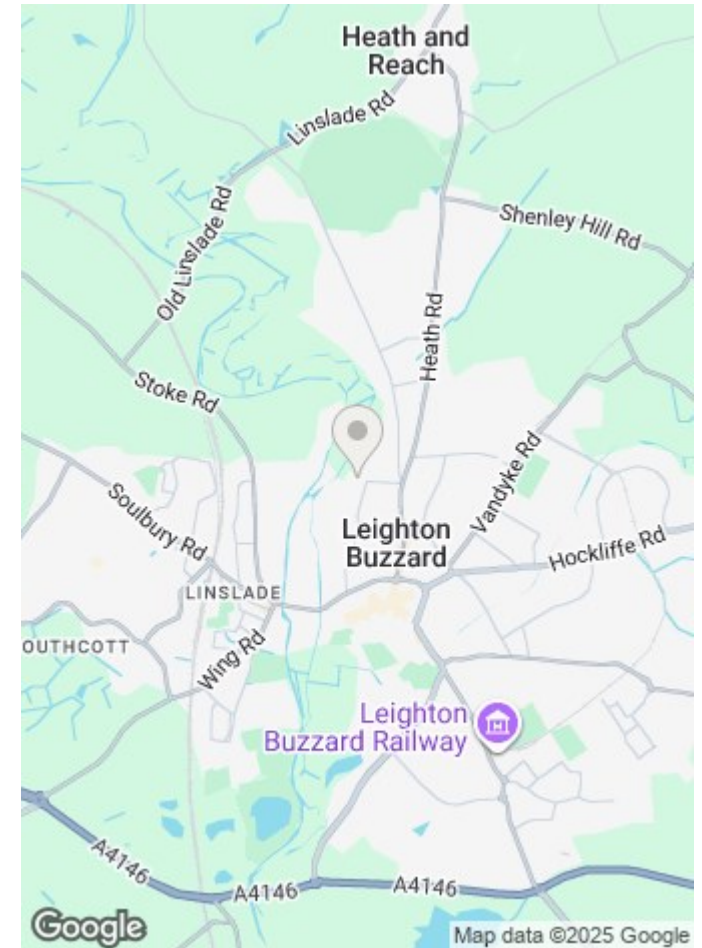
## Floor Plan



Total Area: 578 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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