



25 Porus Piece
, Leighton Buzzard, LU7 9SL

Price £229,995



EST. 2011
Q QUARTERS
ESTATE AGENTS

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, Leighton Buzzard, LU7 9SL

Quarters are delighted to offer for sale this spacious and modern two bedroom second floor apartment in the popular Roman Gate development, with local shops, amenities and green spaces within walking distance. The property is presented to the market in excellent condition with bright and airy accommodation comprising: Entrance hallway, open plan lounge/kitchen/dining room, two double bedrooms (master with en-suite shower room), and a bathroom. Additional benefits include double glazing, gas heating and allocated parking, long lease and private balcony. Viewing is highly recommended.

Communal Entrance:

Telephone entry intercom system. Stairs to all floors.

Inner Hallway:

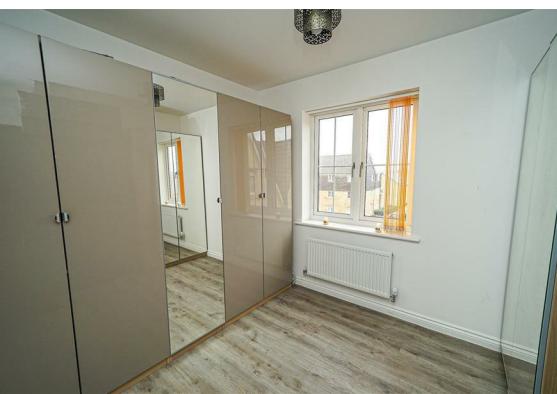
Enter via composite front door. Single panel radiator. Doors to lounge/kitchen/diner, both bedrooms and bathroom. Two storage cupboards. Wood effect flooring. Recessed lighting.

Open Plan Lounge/Kitchen/Diner:

24'07" max x 13'03" max (7.49 max x 4.04 max)

Two sets of double glazed patio doors to balcony. Double glazed window to rear aspect. Three single panel radiators. Wood effect flooring. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Integrated fridge freezer, dishwasher and washer dryer. Integrated oven and four ring gas hob with filter hood over. Telephone point. Television point. Recessed lighting to kitchen area.





Bedroom One:

12'10" x 9'02" (3.91 x 2.79)
Double glazed window to rear aspect.
Single panel radiator. Wood effect
flooring. Telephone point. Television
point. Door to:

En-Suite Shower Room:

Chrome heated towel rail. Fitted suite
comprising: Low level WC, pedestal
wash hand basin and shower cubicle.
Tiling to all walls. Wood effect flooring.
Extractor fan. Recessed lighting.

Bedroom Two:

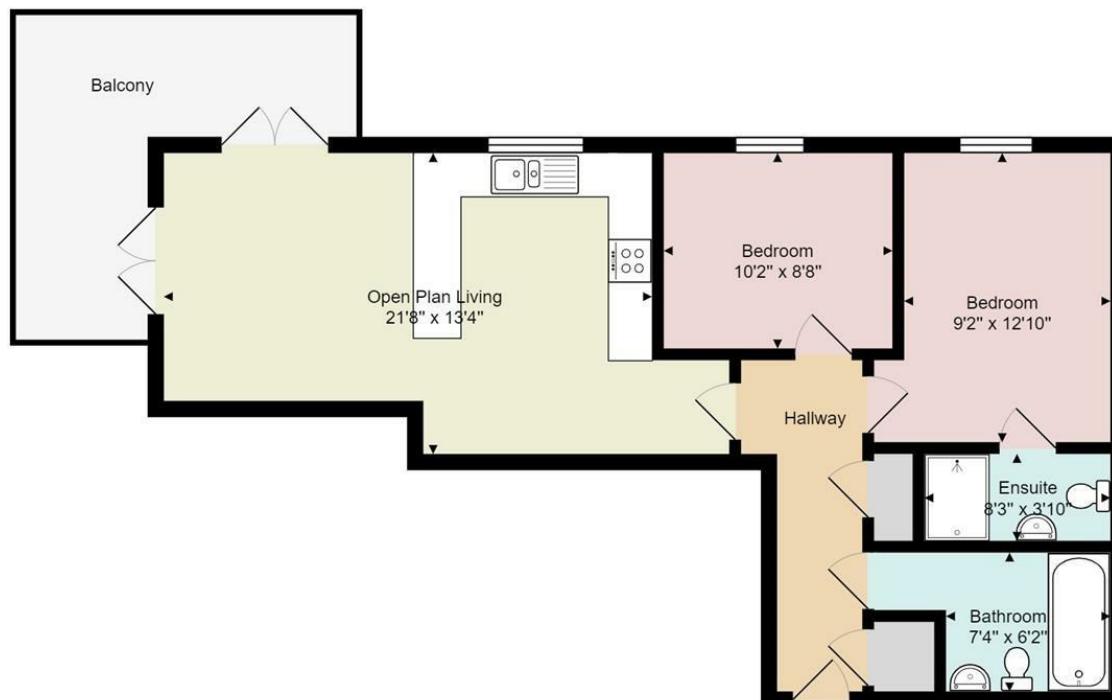
10'02" x 8'08" (3.10 x 2.64)
Double glazed window to rear aspect.
Single panel radiator. Wood effect
flooring.

Bathroom:

Chrome heated towel rail. Fitted suite
comprising: Low level WC, pedestal
wash hand basin and panel bath with
shower attachment. Tiling to all walls.
Wood effect flooring. Extractor fan.
Recessed lighting.

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: 689 ft² (excluding balcony)

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.