



Hockliffe Street
Leighton Buzzard, LU7
Price £210,000



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Hockliffe Street, Leighton Buzzard, LU7 1EZ

We are delighted to offer for sale with no upper chain this well-presented two bedroom ground floor apartment, ideally situated in the heart of Leighton Buzzard town centre, offering the convenience of shops, cafés and amenities quite literally on the doorstep. The property offers spacious and well-planned accommodation comprising:

Entrance hall, lounge/dining room, kitchen, two bedrooms (master with en-suite) and a family bathroom. Additional benefits include allocated gated parking, visitor parking and an excellent location within walking distance of the town centre and mainline railway station. Viewing is highly recommended.

Location:

Oakland House sits in the heart of the town centre, an exceptionally popular location for first time buyers and people looking for good transport links, local parks and shops, whilst remaining close to the historic market town centre. Within a short walk, the town centre provides a range of shops, restaurants and bars, as well as the regular market. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

Layout:

A secure communal entrance provides access to the apartment, where the private front door opens into a welcoming entrance hall. The hallway provides access to all principal rooms and benefits from a useful built-in storage cupboard, ideal for coats, cleaning equipment and everyday household items. The lounge/dining room is a generous and versatile living space, finished with attractive wood-effect flooring that continues through from the entrance hall to create a seamless flow. There is ample room for a variety of seating arrangements alongside a dining table, making the room equally suited to relaxing, entertaining and everyday living. The kitchen is fitted with a range of wall and base level units complemented by tiled splashbacks and offers spaces for a variety of appliances, creating a practical workspace with excellent storage and preparation areas. The master bedroom is a spacious double room benefiting from built-in wardrobes

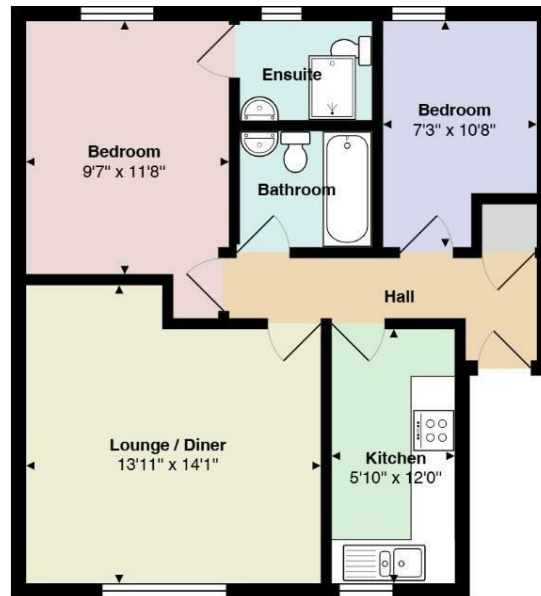
and the added luxury of a private en-suite shower room, creating a comfortable retreat within the apartment.

Bedroom two also benefits from fitted wardrobes extending across one wall, making it an excellent dressing room if desired. Equally, it offers excellent versatility as a guest bedroom or a comfortable home office, depending upon a purchaser's requirements. The family bathroom is fitted with a three-piece suite comprising a low level WC, pedestal wash hand basin and panelled bath, providing a practical space to serve both residents and guests.

Parking:

The development benefits from a secure gated parking area, where the apartment enjoys an allocated parking space. Additional visitor parking is conveniently located to the front of the development, providing ample parking for guests.

Floor Plan

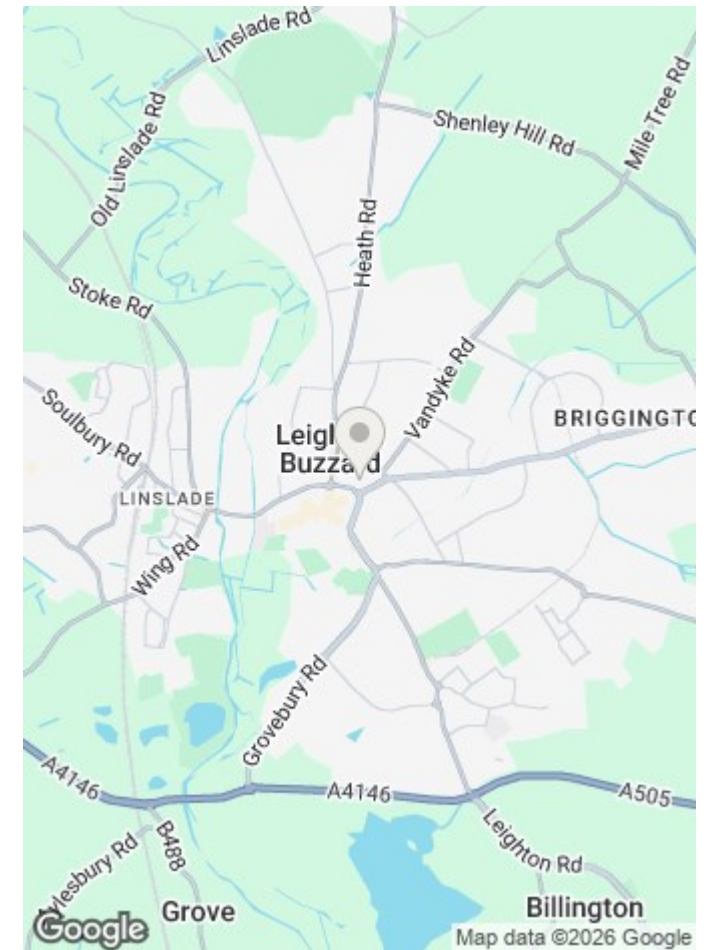


Ground Floor

Total Area: 601 ft²

All measurements are approximate and for display purposes only

Map



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