



**Town Bridge Mill**  
Leighton Road, Leighton Buzzard, LU7 1LE

Offers In Excess Of £170,000



 **QUARTERS**  
YOUR NEXT MOVE

# Town Bridge Mill

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LU7 1LE

Quarters are delighted to offer for sale with no upper chain, this one bedroom first floor apartment located in the highly sought after area of Linslade and walking distance to both the mainline train station and Town Centre, with 108 years remaining on the lease. The property is presented to the market in excellent order, with accommodation comprising: Communal entrance, hallway, open plan kitchen/lounge/dining room with Juliet Balcony, bedroom and bathroom. Additional benefits include double glazing, lift access and parking. Viewing is highly recommended.

## Communal Entrance:

Gated development. Secure door entry system.

## Entrance Hallway:

Enter via front door. Single panel radiator. Coving to ceiling. Door entry system. Built in storage cupboard. Doors to kitchen/lounge/dining room, bedroom and bathroom.

## Open Plan Living:

18'8 x 13'4 (5.69m x 4.06m)  
Double glazed doors to Juliet balcony.  
Double glazed windows to dual aspects.  
Two double panel radiators. Coving to ceiling. Recessed lighting. Television point.  
Telephone point. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with work surface over. Integrated dishwasher, oven and four ring gas hob with hood over. Space for washing machine and fridge freezer. Tiling to water sensitive areas. Central heating boiler.





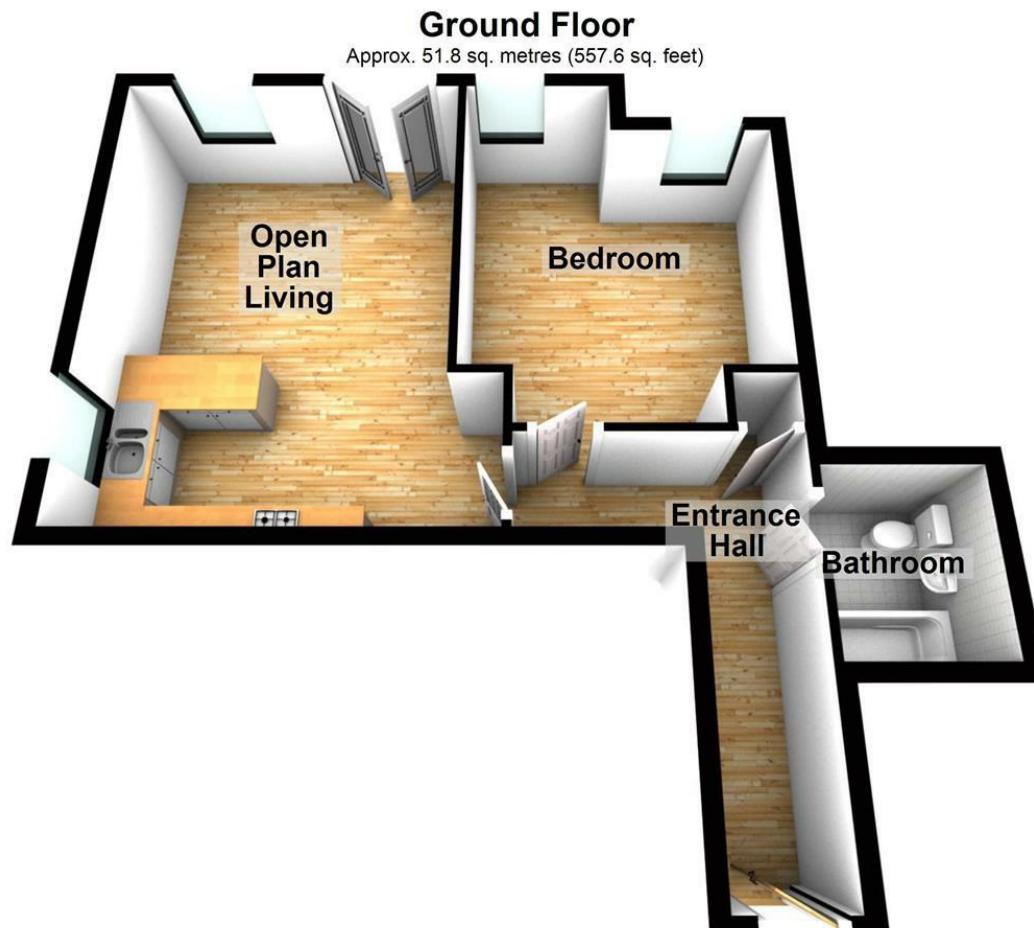
**Bedroom:**  
14'11 (max) x 12'8 (4.55m (max) x 3.86m)  
Two double glazed windows to rear aspect. Double panel radiator. Coving to ceiling.

**Bathroom:**  
Single panel radiator. Recessed lighting. Fitted suite comprising: Low level WC, vanity wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Shaver point.

**Parking:**  
Parking for one vehicle.

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: approx. 51.8 sq. metres (557.6 sq. feet)

## 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.