



James Villa

Gilbert Mews Leighton Buzzard, LU7 1NG

Price £225,000



QUARTERS
YOUR NEXT MOVE

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1NG

Quarters are delighted to offer for sale with no upper chain this two double bedroom duplex apartment located in this highly sought after exclusive gated development which is walking distance to the Town Centre. The property comes with a long lease, and provides bright and airy accommodation comprising: Entrance hallway, lounge, kitchen, separate dining room, cloakroom/WC and two double bedrooms each with an ensuite bathroom. Additional benefits include double glazing, gas heating, communal gardens and allocated parking. Viewing is highly recommended.

Location:

Gilbert Mews is a private and secure gated development, featuring a limited amount of premium apartments, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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:

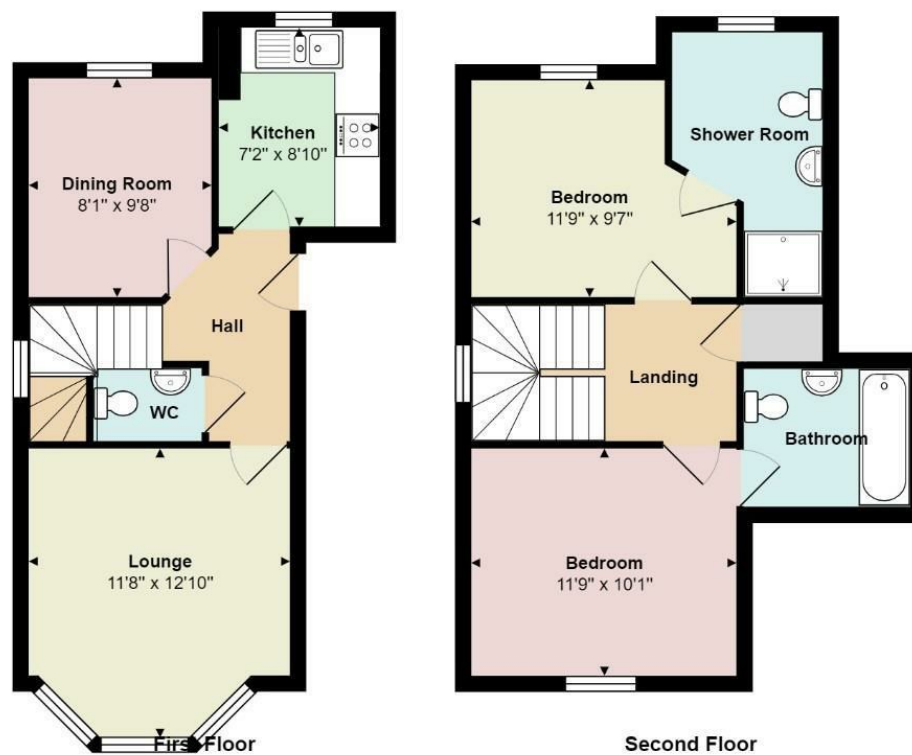
Enter via a secure communal door into the stairwell, which leads to the first floor. A private door opens into the entrance hallway, which provides doors to the lounge, kitchen, dining room and cloakroom/WC, plus there are stairs leading to the second floor. The bright and airy lounge features a bay window to the front aspect, and there is plenty of room for a variety of living room furniture. The kitchen is fitted with a range of wall and base level units, with integrated fridge freezer, oven and four ring gas hob, plus space and plumbing for a washing machine. The separate dining room is an excellent inclusion in this premium apartment, and could be used as a home office or additional reception room, if desired. The cloakroom/WC is conveniently located in the entrance hallway, underneath the stairwell. The first floor landing includes an airing cupboard, and there are doors to the two bedrooms. To the front of the property is a double bedroom with a door leading to an ensuite bathroom. The rear bedroom is also a double bedroom with a door into the ensuite shower room. The generous sizes of each room ensure that a variety of bedroom furniture can be accommodated to suit all needs.

Outside:

A secure gate provides access to Gilbert Mews. This property includes an allocated parking space, plus there are visitors provisions. Additionally, there is a communal garden area to the rear of the property.

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: 786 ft²

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk