Town Bridge Mill

Leighton Buzzard, LU7

Offers In Excess Of £180,000

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QUARTERS

YOUR NEXT MOVE

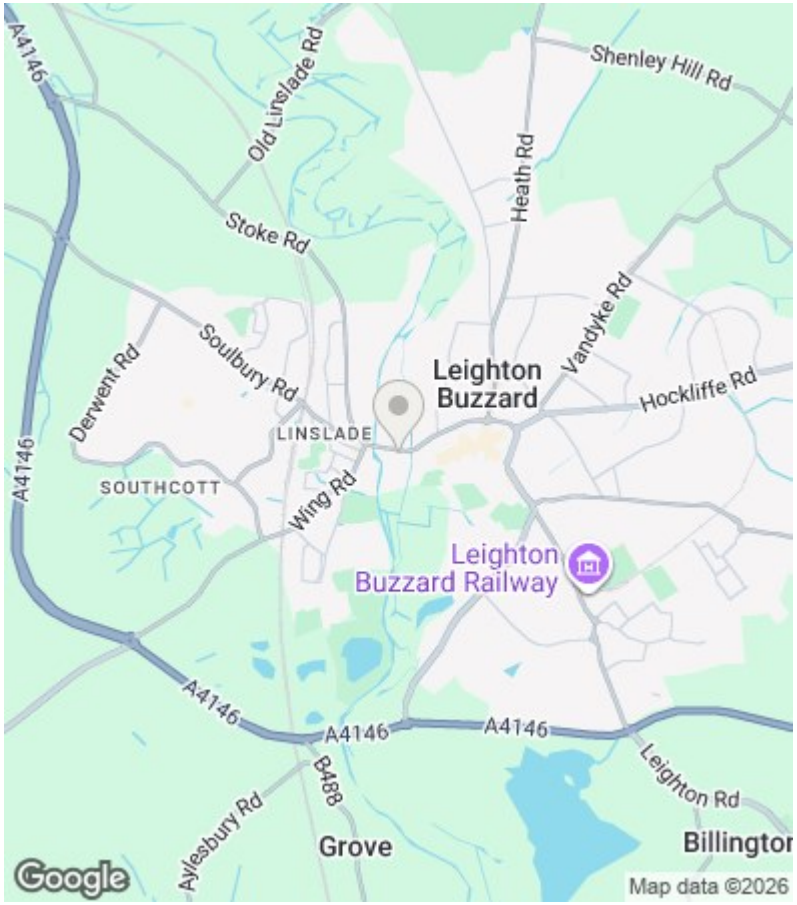
Town Bridge Mill, Leighton Buzzard, LU7 1LH

We are delighted to offer for sale this stunning one bedroom ground floor apartment located in the highly sought after area of Linslade and walking distance to both the mainline train station and Town Centre, with 115 years remaining on the lease. The property is presented to the market in excellent order having been improved throughout, with accommodation comprising: Communal entrance, hallway, kitchen with integrated appliances, lounge/dining room with doors to communal gardens, bedroom and refitted bathroom. Additional benefits include double glazing, zonal underfloor heating and parking. Viewing is highly recommended.

Location:
Town Bridge Mill is situated within easy walking distance of the vibrant Town Centre which has a mixture of high street stores and independent shops, as well as cafes, restaurants and other amenities, including a twice weekly market. The property is well situated for public transport and road links, with the A505 and A5 providing access 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. Additionally, the mainline train station is a short walk away and provides regular trains to London Euston in as little at 30 minutes. 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.

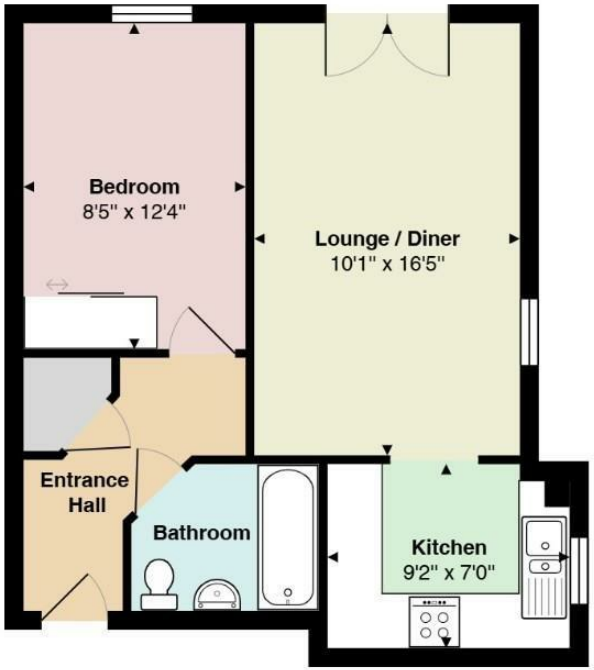
Layout:
The high standard of finish throughout this modern apartment is immediately apparent, with a wood effect flooring flowing from the hallway through into the bedroom, and some panelling to the walls providing a neat feature. The hallway also gives access to the lounge/dining room and bathroom, plus there is a built-in storage cupboard. The lounge/dining room has been laid to wood effect flooring, and a panelled feature wall sits centrally and makes a perfect home for a television. There is ample space for a variety of living room and dining furniture, with an exceptional benefit being the French doors leading out to a rear patio area. Off the dining area is an opening to the kitchen, which is fitted with a modern and fashionable range of wall and base level units, with integrated appliances including a washer dryer, fridge freezer, oven and hob with hood over. The bedroom id a generous double room which enjoys views out to the communal gardens, and there is ample space for s variety of furniture. The bathroom has been refitted with a stylish suite, with high quality tiling continuing the quality of finish in this property. The suite comprises of a low level WC, vanity wash hand basin and panel bath with shower over.

Outside:
Off the lounge area the French doors open to a paved patio which provides a perfect spot to enjoy a sunny day. There is room for dome furniture and access to the communal garden. This property also comes with allocated parking.



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



Ground Floor

Total Area: 441 ft²

All measurements are approximate and for display purposes only

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17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T : 01525 853733 E : info@quarterslb.co.uk

www.quartersestateagents.co.uk