



East Dock, The Wharf
Leighton Buzzard, LU7 2LA

Offers In Excess Of £240,000



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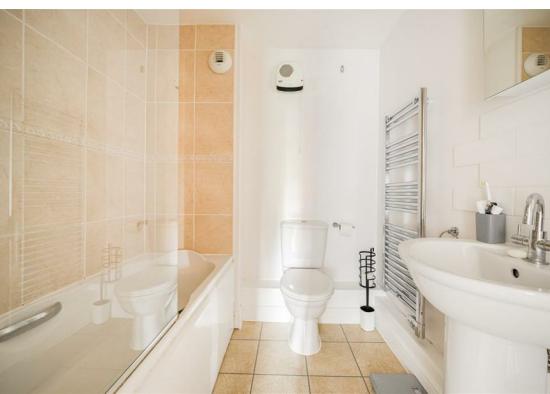
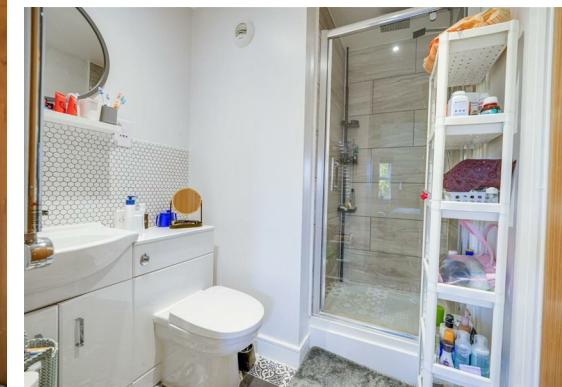
Leighton Buzzard, LU7 2LA

We are delighted to offer for sale this exceptionally spacious two bedroom second floor apartment, situated within the highly sought-after and picturesque canal-side development of The Wharf in Leighton Buzzard. Presented in excellent condition throughout and offering generously proportioned accommodation with a contemporary feel, this superb home benefits from a bright open-plan living space, an expansive master suite with built-in wardrobes and ensuite storage, private balcony with canal views, and allocated parking - all within walking distance of the mainline station and town centre.

Location:

East Dock at The Wharf is one of Leighton Buzzard's most desirable residential developments, renowned for its canal-side setting and proximity to local amenities. The property lies just a short stroll from the town centre where a range of shops, cafés, weekly markets and services await, and the mainline train station is nearby with direct services into London Euston. The Grand Union Canal and surrounding towpaths provide a scenic backdrop with pleasant walks and waterside living at the doorstep.





Layout:

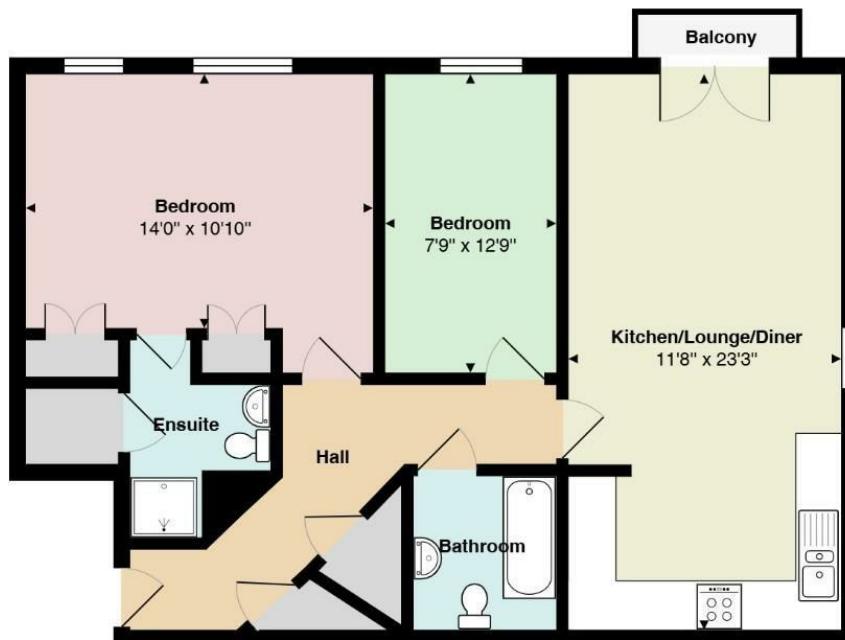
The apartment is accessed via a secure communal entrance. Once inside, a private entrance hall leads through to the principal rooms. The heart of the home is a large open-plan kitchen, dining and living room that provides an excellent space for both relaxed daily living and entertaining. Light floods the room through generous windows and double doors opening onto a private balcony, where peaceful views over the canal can be enjoyed - an ideal spot for morning coffee or evening relaxation. The contemporary kitchen is fitted with a range of units and integrated appliances, designed to maximise both storage and work surface space, while the open plan layout ensures sociability when entertaining guests or unwinding at the end of the day. The master bedroom is a particularly impressive feature, being larger than typically found within the development and thoughtfully designed with built-in wardrobes and a well-equipped ensuite shower room. A built-in storage cupboard in the ensuite adds further practicality, ensuring excellent organisation within this private suite. The second bedroom is also a comfortable double room, well suited to everyday family use, guest accommodation or as a home office space if required. A separate bathroom completes the accommodation, fitted with modern sanitary ware and tiling.

Outside:

This apartment benefits from allocated parking, a valuable feature within the development, whilst the location offers residents easy access to canal-side walks, open water views and the vibrancy of The Wharf's café culture and amenities.

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



Second Floor

Total Area: 792 ft² (excluding balcony)

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.