



## The Wharf

Leighton Buzzard, LU7 2AJ

Price **£220,000**



**QUARTERS**

YOUR NEXT MOVE

# The Wharf

Leighton Buzzard, LU7 2AJ

We are delighted to offer for sale with no upper chain this spacious two bedroom second floor apartment, situated within the highly sought-after canal-side development of The Wharf in Leighton Buzzard. The property offers well proportioned accommodation including an open plan living space, a generous master bedroom with ensuite, a private balcony enjoying canal views and allocated parking, all within walking distance of the mainline station and town centre. The apartment provides an excellent opportunity for buyers to personalise and enhance to their own taste. Viewing is highly recommended to fully appreciate the setting and potential this property has to offer.

### Location:

West 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, with stairs leading to the second floor. A private entrance hall provides access to all principal rooms and includes useful storage. The main living space is arranged in an open plan layout, incorporating kitchen, dining and seating areas, and offering ample room for a variety of furniture arrangements. Patio doors open onto a private balcony, providing a pleasant outlook over the canal and creating a natural extension of the living space. The kitchen is fitted with a range of wall and base level units along with integrated appliances, offering practical storage and work surface space. The master bedroom is a particularly well proportioned room for the development, benefitting from built-in wardrobes and an ensuite shower room which also includes a useful storage cupboard. The second bedroom is a comfortable double room, suitable for guests, family use or as a home office if required. A separate bathroom completes the accommodation.



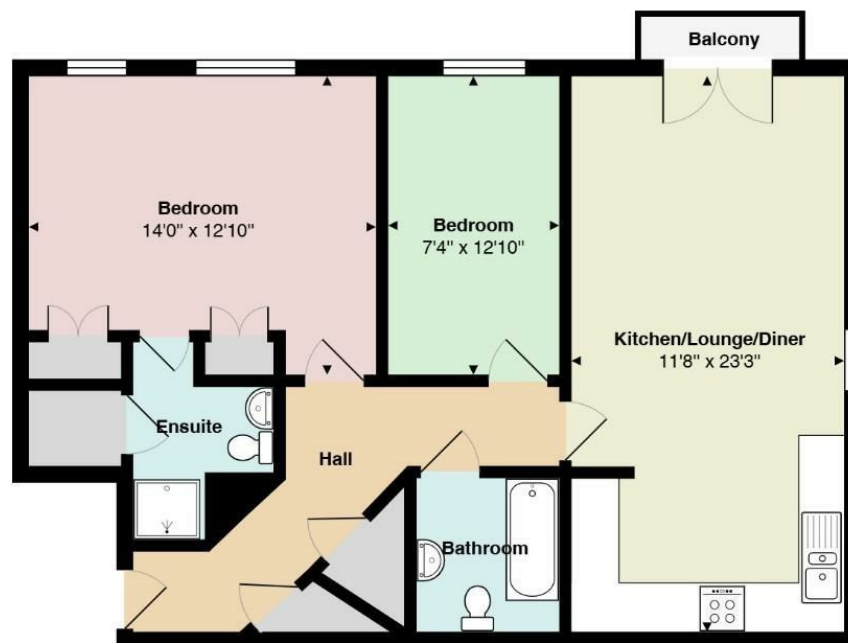
### Outside & Parking:

The property benefits from a private balcony which enjoys views over the canal, providing a pleasant outdoor seating space. The development itself is well maintained and offers a waterside setting with direct access to canal-side walks and nearby amenities. The property is offered with allocated parking within the development.



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 ft<sup>2</sup> (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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)