The Wharf

Leighton Buzzard, LU7 2AJ

Price £225,000

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QUARTERS
YOUR NEXT MOVE

The Wharf

Leighton Buzzard, LU7 2AJ

We are delighted to offer for sale with no upper chain this two bedroom first floor executive apartment located on this popular development, within walking distance of both the Mainline Train Station and the Town Centre. The property offers generous accommodation comprising: Entrance hallway, open plan lounge/kitchen/diner with balcony, two bedrooms, (master with en-suite) and a bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended to appreciate the space this apartment has to offer.

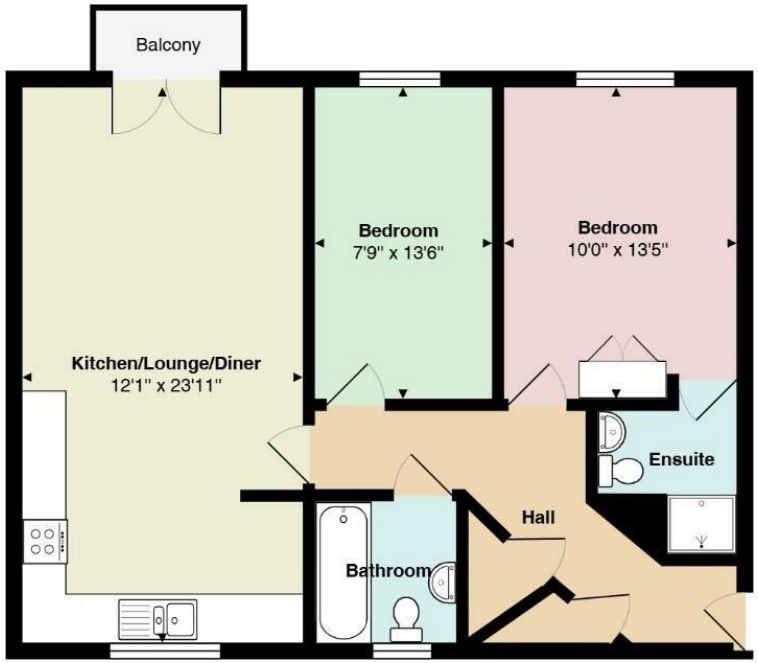
Location:
The Wharf is among the most sought after developments in the town with it's superior location a major attraction. Positioned alongside the Grand Union Canal, the development boasts wonderful scenery all year round. Leighton Buzzard mainline station is just a few minutes walk and provides trains to London Euston in as little as 30 minutes. Leighton Buzzard town centre is also in close proximity, providing a host of amenities, shops, cafes and bars, as well as the local historic market. By road, the nearby bypass provides easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A

Layout:
Enter via front door into a spacious hallway with doors to both bedrooms, bathroom, lounge/kitchen/diner and access to two roomy storage cupboards. The master bedroom sits to the front aspect and is a generous space with a good sized fitted wardrobe. An ensuite is conveniently located just off the room and comprises of a low level WC, wash basin and shower cubicle. A further double bedroom provides plenty of space for various furniture to suit all needs. The bright and airy bathroom sits to the rear and comprises of a low level WC, wash hand basin and panel bath with shower over. A heated towel rail completes the room. The open plan kitchen/diner/lounge is 23ft and has the added benefit of a balcony. The good sized kitchen/diner includes an integrated fridge/freezer, oven and hob with hood over plus there are spaces for a washing machine and tumble dryer. There are a range of wall and base level units with ample work surface. The lounge is light and airy and pleasant canal views can be enjoyed from the balcony.

Parking:
Allocated parking and visitor parking provisions.

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



First Floor

Total Area: 735 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.

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