



Clarence Road
Leighton Buzzard, LU7 3EL

Price £175,000



 **QUARTERS**
YOUR NEXT MOVE

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Offered for sale with no upper chain is this two double bedroom top floor apartment, ideally situated within a short walk of local shops, amenities and sought after schooling. The property is presented to the market in excellent order, boasting plenty of storage throughout, and offers bright and spacious accommodation comprising: Entrance hallway, landing, lounge/dining room, kitchen, two double bedrooms, balcony and a family bathroom. Additional benefits include double glazing, gas heating, garage and low service charges. Viewing is highly recommended.

Location:

Clarence Road is situated just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. This property is ideally placed for local conveniences stores, restaurants and takeaways, and access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is very popular with families of all ages. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.





Layout:

A double glazed door leads into an entrance porch, with a further door opening into the hallway. There are two built in storage cupboards, a door leading to the rear and stairs to the first floor. The first floor landing sits centrally in the property, with a built in storage cupboard and doors to all rooms. The lounge/diner sits to the front aspect and provides plenty of space for a variety of living room furniture as well as a dining table. The kitchen/breakfast room has been fitted with a range of wall and base level units with spaces for appliances and a breakfast bar. A door leads out to a rear balcony area, which is an excellent spot to catch sunlight throughout the day given the southerly orientation. The two double bedrooms are an excellent size, with ample space for a range of furniture in each. The front bedroom is slightly larger, with the rear bedroom including a built-in wardrobe. The family bathroom is fitted with a three piece suite comprising of a low level WC, wash hand basin and panel bath with shower over.

Garage::

This property also comes with a garage which is situated in a nearby block.



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



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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