



15 Langtry Court
Hockliffe Road, Leighton Buzzard, LU7 3FP

Guide Price £260,000



2



2



1



C

Q **QUARTERS**
ESTATE AGENTS

EST. 2011

15 Langtry Court

Hockliffe Road, Leighton Buzzard,
LU7 3FP

Quarters are delighted to offer for sale with no upper chain this spacious two bedroom duplex apartment located in the heart of Leighton Buzzard, within walking distance to the town centre, and situated approximately 1 mile from the mainline train station with trains to London Euston in as little as 30 minutes. The property provides accommodation over two floors comprising: Entrance hall, cloakroom/WC, open plan kitchen/lounge/dining room two bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, low service charges, availability of fibre optic broadband and allocated parking. Viewing is highly recommended.

Location:

Hockliffe Road extends from the nearby village of Hockliffe to the historic market town centre of Leighton Buzzard. Langtry Court sits close to the town centre which provides a wealth of local amenities, with many independent shops, cafes, bars and restaurants among its outstanding characteristics. School catchment is good for all ages. By road, the nearby A5, A4146 and M1 junctions 11a provide vast connections, and approximately one mile away Leighton Buzzard mainline station provides trains to London Euston in as little as 30 minutes.





Ground Floor:

A private entrance leads into the hallway, with stairs leading to the lower ground floor, and doors to the cloakroom/WC and open plan living space. The 21ft lounge/dining area has a generous boxed bay window to the front aspect with a further window to the side aspect, allowing for plenty of light. The high ceilings and wood flooring are outstanding features complimenting the character of this converted period property. Off the dining area is the kitchen which provides ample work space and a range of integrated appliances.

Lower Ground Floor:

The lower ground floor has a generous hallway with doors leading to both bedrooms and the family bathroom. Both bedrooms have street level windows which provide a bright and airy feel. The large master bedroom has fitted wardrobes and a refitted en-suite shower room. The second bedroom is also well proportioned. The family bathroom completes the lower ground floor accommodation.

Parking:

The property comes with allocated parking for one car.



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.

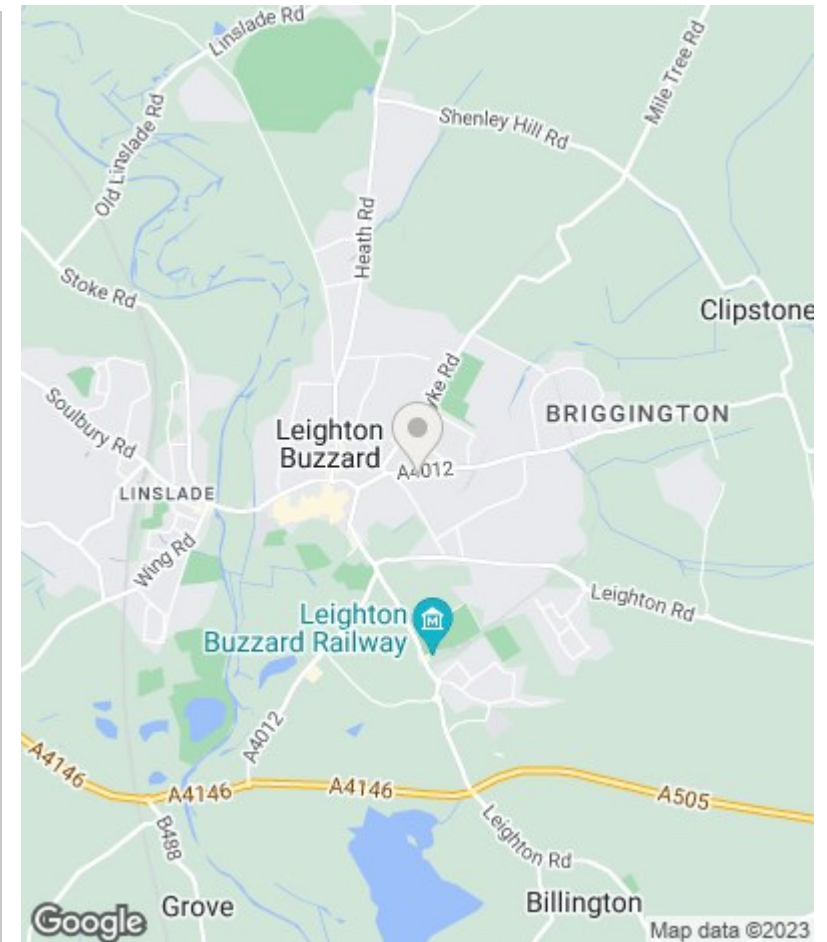
Floor Plan



Total Area: 917 ft²

All measurements are approximate and for display purposes only

Area Map



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@quartersestateagents.co.uk <https://www.quartersestateagents.co.uk>