

Monarch Way

Leighton Buzzard, LU7 1FW

Price £170,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this two bedroom top floor apartment, located on a small modern development close to the river Ouzel and Grand Union canal, and within walking distance of the town centre and the mainline train station. The property is presented in excellent order and provides accommodation comprising: Communal entrance with entry phone system, hallway, generous lounge/diner, refitted kitchen, two bedrooms and a bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended.

Location:
Monarch Way is home to a range of modern apartments, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities, restaurants and regular market. The apartments are situated in a picturesque area with the River Ouzel, footpaths and park land close by. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 15 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

























Layout:
From the communal stairwell there is a fire door which leads to a private front door into the apartment. The entrance hall then provides doors to the lounge/dining room to the left, with the bedrooms and bathroom situated off to the right. The lounge/dining room is spacious, bright and airy, and allows for various configurations of a range of furniture. The room is open to the kitchen, which has been refitted to a high standard and is neatly complimented by brick tile splashbacks. The two bedrooms are in good order, and are separated from the well presented bathroom, which includes a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. The bathroom is also fitted with a shaver point and chrome heated towel rail.

Parking:
This 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



Second Floor

Total Area: 610 ft²

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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