# Springfield Court

Leighton Buzzard, LU7 2QT

**Price £175,000**

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QUARTERS
YOUR NEXT MOVE

## Springfield Court

Leighton Buzzard, LU7 2QT

We are delighted to offer for sale with no upper chain, this spacious two double bedroom first floor apartment located in the highly sought after area of Linslade and within a short walk of the mainline train station, with trains to London Euston in around 30 minutes. The property is presented in good order with accommodation comprising; Communal entrance, lounge/dining room, kitchen, two double bedrooms and a bathroom. Additional benefits include double glazing and gas heating. Viewing is highly recommended.

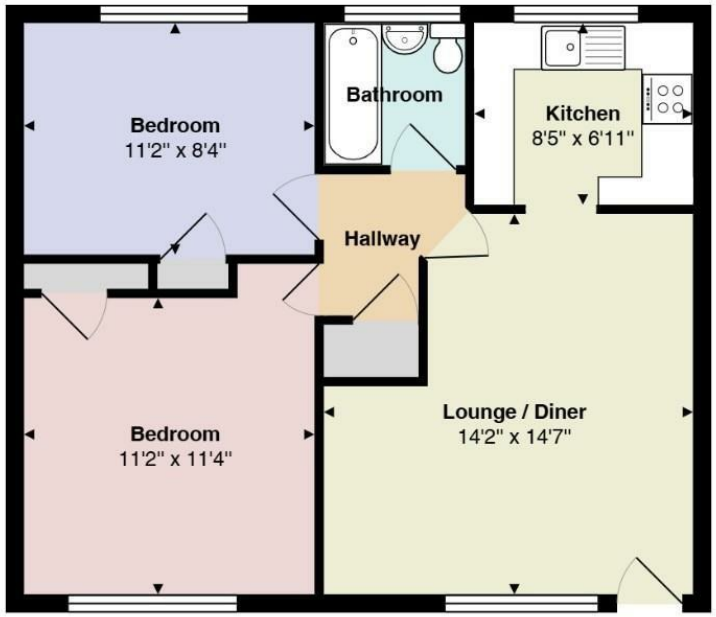
**Location:**
Springfield Court is located in a sought after residential road in Linslade, and boasts a range of period properties, many with a wealth of character. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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. Linslade also boasts a wealth of picturesque walks including the Grand Union canal and Linslade Woods

**Layout:**
Enter via the front door into a spacious lounge/kitchen/diner. The room has a bright and airy feel due to the dual aspect windows, a range of furniture can be arranged. The stylish kitchen has a range of wall and base line units with integrated white goods to suit all needs. The gas boiler is located in a conveniently in a cupboard. From the open plan lounge/kitchen/diner is the inner hallway. This provides access to the two bedrooms, bathroom and the storage cupboard. The generous master bedroom can easily accommodate a range of furniture with a built in wardrobe complimenting the room. A further double bedroom allows an ambiance of light to flow through thanks to the good sized window, it is to the rear with a built in wardrobe. A family bathroom completes the space and comprises of a low level WC, vanity hand wash basin and panel bath with shower over

**Parking:**
Parking is off road via a permit.

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: 560 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk