



Monarch Way  
Leighton Buzzard, LU7  
Price **£180,000**



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# Monarch Way, Leighton Buzzard, LU7 1FW

We are delighted to offer for sale with no upper chain this beautifully presented two bedroom second floor apartment, ideally situated on the ever popular Monarch Way development, within easy reach of Leighton Buzzard town centre and the mainline train station providing direct services to London Euston. Finished to an excellent standard throughout, this property offers a bright and spacious layout, modern fittings, and a true sense of comfort - making it an ideal purchase for first-time buyers, professionals, or investors alike.

## 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 its 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:

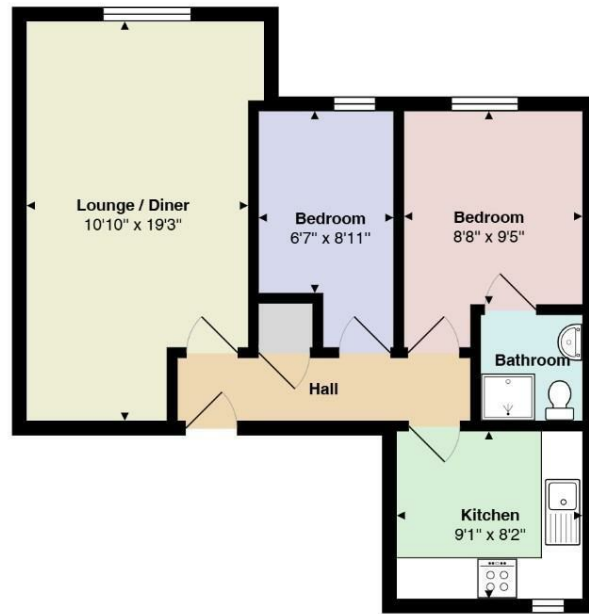
The communal entrance is accessed via a secure entry system, with well-kept stairs leading to the apartment's private front door. Upon entering, a generous hallway welcomes you with neutral décor and provides access to all rooms, as well as a built-in storage cupboard. The open plan lounge, dining and kitchen area is a highlight of this home — a superbly proportioned space designed for modern living. The lounge area enjoys a pleasant outlook through large double glazed windows, flooding the room with natural light and creating a relaxing atmosphere. There is ample room for both seating and dining furniture, while the adjoining refitted kitchen

features a stylish range of wall and base level units with contrasting work surfaces, and a selection of integrated appliances. The overall design delivers a perfect balance between functionality and contemporary style, ideal for both entertaining and everyday life. The master bedroom is a spacious double room offering a peaceful retreat, complete with a built-in wardrobe and a private ensuite shower room, fitted with a modern three piece suite comprising of a low level WC, wash hand basin, and shower cubicle, complemented by tasteful tiling and sleek finishes. The second bedroom is also a double, versatile enough to be used as a guest room or study. The main bathroom continues the modern theme, featuring a quality three piece suite comprising of a low level WC, vanity wash hand basin, and panel bath with shower over, finished with contemporary tiling and chrome fittings.

## Outside:

Externally, the property benefits from allocated parking, with additional visitor bays available nearby. The development itself is well maintained and situated within a desirable residential area, combining peace and convenience.

## Floor Plan

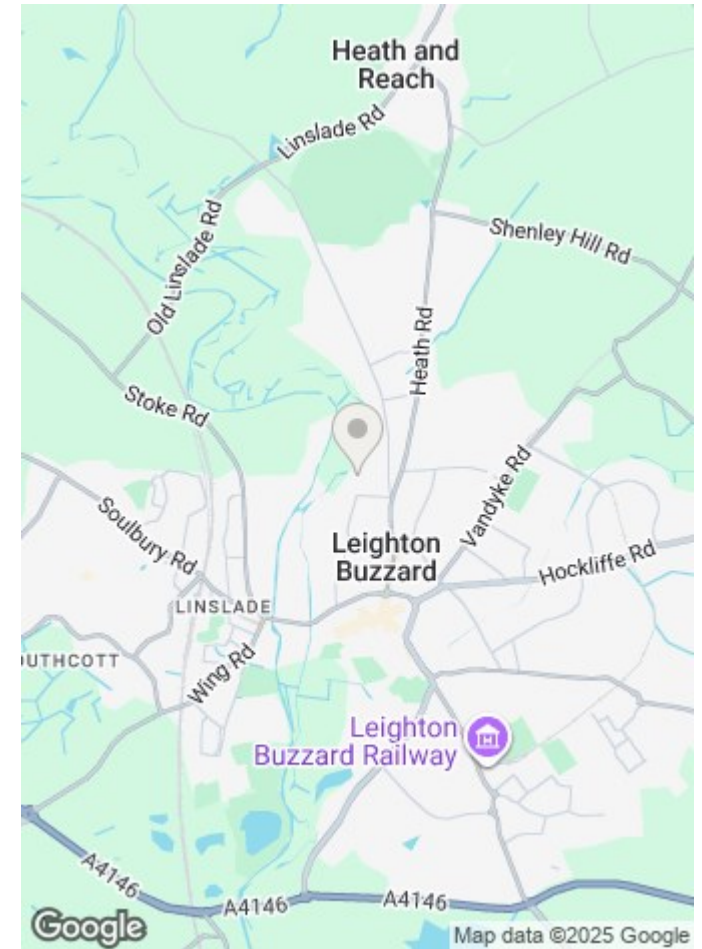


Second Floor

Total Area: 540 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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