



## The Wharf

Leighton Buzzard, LU7 2LA

Offers In Excess Of £220,000



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## The Wharf

Leighton Buzzard, LU7 2LA

We are delighted to offer for sale this two double bedroom second floor apartment located in the highly sought after area of Linslade and just a short walk to the mainline Train Station, Town Centre and Grand Union Canal. The property boasts an extended 170 year lease and has been improved throughout by the current owner. The spacious accommodation is presented in immaculate order with accommodation comprising: Entrance hallway, lounge/dining room, refitted kitchen, two double bedrooms and a refitted bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended.

### Location:

The Wharf is among the most sought after developments in the town with it's superior location a major attraction. Positioned alongside the Grand Union Canal, the development boasts wonderful scenery all year round. Leighton Buzzard mainline station is just a few minutes walk and provides trains to London Euston in as little as 30 minutes. Leighton Buzzard town centre is also in close proximity, providing a host of amenities, shops, cafes and bars, as well as the local historic market. By road, the nearby bypass provides easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A







### Layout:

Enter via front door into a hallway which runs centrally through the apartment. There are doors to both bedrooms, bathroom and the lounge/diner, plus two roomy storage cupboards. The lounge/diner is well proportioned to allow for a variety of living room furniture to one end, and an area close to the kitchen is perfectly suited for a dining table. The colourful decor is tasteful and a running theme throughout the apartment. An opening leads to the kitchen, which has been refitted to a high standard with a range of wall and base level units. Integrated appliances include a fridge freezer, wine cooler, washing machine, oven and hob with hood over. The bedrooms are both generous double rooms with ample space for plenty of furniture in each. The bathroom has been refitted with a modern suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, and is finished nicely with complimentary tiling.

### Parking:

Allocated parking and visitor parking provisions.



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: 639 ft<sup>2</sup>

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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