

Millstream Way

Leighton Buzzard, LU7

**Guide Price £150,000**

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# Millstream Way, Leighton Buzzard, LU7 3WL

We are delighted to offer for sale with no upper chain this two bedroom, first floor retirement apartment located close to the Town Centre. The property is presented to the market in excellent order with accommodation comprising; entrance hallway, lounge/dining room, kitchen, two bedrooms and a shower room. Additional benefits include, House Manager, communal lounge, communal laundry room and guest suite facilities. Viewing is highly recommended.

**Location:**
The property is accessed via a welcoming hallway with doors leading to all rooms and an airing/storage cupboard. The bright and spacious lounge/dining room provides ample space for both living and dining furniture, with access to a well-planned kitchen with spaces for appliances. The principal bedroom benefits from built-in wardrobes and space for additional furniture, while the second bedroom offers flexibility for use as a guest room or study, and also includes built-in wardrobes. The shower room comprises a shower cubicle, pedestal wash hand basin and low level WC. For peace of mind, the property includes a secure door entry system and emergency intercom.

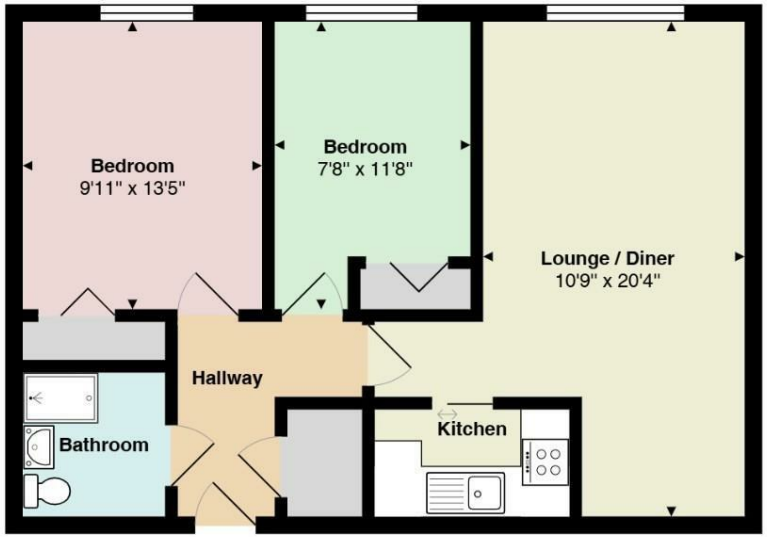
**Layout:**
The property is entered through an inviting entrance hall, from which doors provide access to all principal rooms alongside a useful airing and storage cupboard. A generous open-plan living and dining area floods the space with natural light, offering plenty of room for relaxed lounging and formal dining alike, complemented by a thoughtfully arranged kitchen with dedicated appliance spaces. The main bedroom features integrated wardrobes and comfortable room for freestanding furniture, while the second bedroom serves equally well as a guest room or home office and benefits from its own built in wardrobes. The shower room is appointed with a walk-in shower, a pedestal wash hand basin and a low level WC WC. The development also provides a secure entry system with emergency intercom for added reassurance

**Outside:**
Residents of Laburnum Court enjoy well-kept communal gardens and ample parking facilities.

**Communal Facilities:**
A range of excellent shared amenities are available to residents, including a comfortable lounge, hair salon, laundry room and guest suite. Regular social gatherings contribute to the friendly and welcoming community atmosphere.

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.

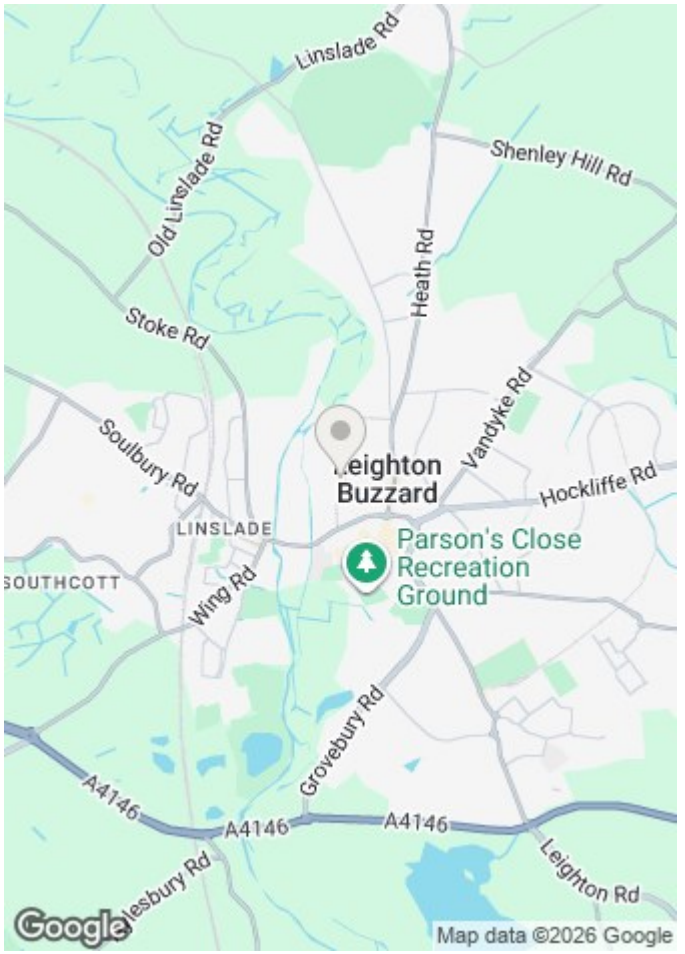
## Floor Plan




Total Area: 605 ft²

All measurements are approximate and for display purposes only

## Map




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