

Lake Street Leighton Buzzard, LU7 Offers In Excess Of £170,000











# Lake Street, Leighton Buzzard, LU7 1RW

We are delighted to offer for sale with no upper chain this two bedroom first floor apartment located in the heart of Leighton Buzzard Town Centre. The property provides spacious accommodation comprising: Entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom. Additional benefits include, double glazing and gated allocated parking for one car. Viewing is highly recommended.

#### Location:

Lake Street is located in the heart of the vibrant Leighton Buzzard Town Centre which is home to an historic market and a range of shops, cafes and amenities all within walking distance. The town benefits from excellent transport links, with the mainline train station providing access to London Euston in as little as 30 minutes, as well as easy access by road links to Aylesbury, Milton Keynes and further afield via junction 11A of the M1.

Layout:

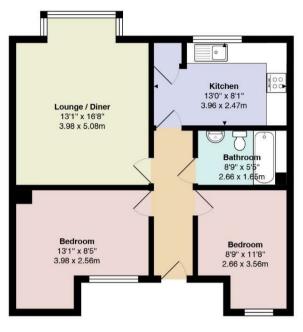
Upon entry, you are greeted by a welcoming hallway laid with laminate flooring, providing access to both bedrooms, the lounge/diner, bathroom, and kitchen. The light and bright lounge/diner is a particular highlight, featuring a large box window that floods the space with natural light. There is ample room for a range of living and dining furniture, making it ideal for both relaxing and entertaining. The kitchen is well appointed and includes an integrated fridge/freezer, cooker, and electric hob, with space available for various white goods. There is plenty of storage provision, and a useful cupboard serves as an airing cupboard. The accommodation includes two bedrooms: the larger bedroom would make a good-sized double, whilst the second bedroom would serve excellently as either a guest bedroom or home study. The bathroom comprises a low-level WC, vanity wash hand basin, and bath with shower over, offering a practical suite for everyday use. The property benefits from lift access to the first floor.

The property benefits from lift access to the first floor, and residents will appreciate the convenience of an underground car park with one allocated parking space included.

#### Outside:

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

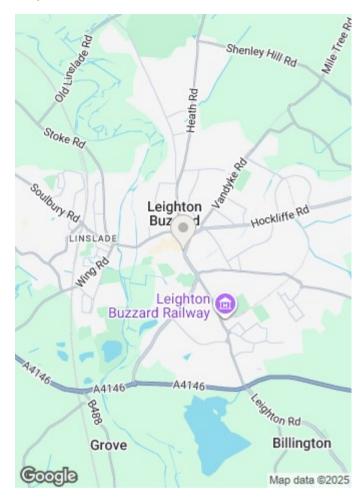


First Floor

Total Area: 664 ft² ... 61.7 m²

All measurements are approximate and for display purposes only

### Map





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