



Soulbury Road

Leighton Buzzard, LU7

Guide Price £200,000



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Soulbury Road, Leighton Buzzard, LU7 2UY

We are delighted to offer for sale this spacious two bedroom first floor apartment located in the highly sought after area of Linslade and within a short walk of the town centre and mainline train station, with trains to London Euston in around 30 minutes. Furthermore, the property comes with share of freehold with 93 years on the lease. The property provides spacious accommodation comprising; Entrance hallway, lounge/dining room, kitchen, two bedrooms and a bathroom. Additional benefits include double glazing, gas heating, communal gardens, and communal parking. Viewing is highly recommended.

Location:

Frances Court sits on Soulbury Road in desirable Linslade, and boasts close proximity to the mainline train station and town centre, both just a short walk away. Trains run regularly to London Euston in as little as 30 minutes, making this an excellent place to live for commuters. There are many local amenities within walking distance. 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:

Enter into the spacious hallway, which features a built in storage cupboard. There are doors to the lounge/diner, bedrooms and bathroom. The lounge/diner is bright and airy, with plenty of space for a range of living room furniture plus a dining table. A door leads into the kitchen/breakfast room, which is fitted with a range of wall and base level units. There is plenty of work space available and integrated dishwasher and fridge/freezer. Additionally, there are two generous built in storage cupboards, one of which houses the central heating boiler. Two generous bedrooms face the rear aspect, overlooking the communal gardens, and there is ample space for bedroom furniture in each. The larger of the two bedrooms features a built in wardrobe providing ample storage. The bathroom is fitted with a white suite comprising of a low level

WC, pedestal wash hand basin and panel bath with shower over. Complimentary tiling to water sensitive areas completes the room.

Outside:

There is communal parking to the front of the property, and to the rear are communal gardens.

Agency Note:

This property comes with a share of the freehold. The vendor advises that there is no ground rent and the service charge of £2078.00 per year.

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All measurements are approximate and for display purposes only

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