



Falcon Mews

Leighton Buzzard, LU7

Offers In Excess Of £170,000



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# Falcon Mews, Leighton Buzzard, LU7 4QX

Offered for sale with no upper chain is this two bedroom second floor apartment located on this popular modern development which is walking distance to the Town Centre. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, lounge/dining room, kitchen, one double bedroom, one single bedroom/home office and a bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended.

## **Location:**

Falcon Mews is an attractive modern development within an easy walk of the historic Market Town centre and a host of local amenities. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.

## **Layout:**

Enter via the communal door which has a secure intercom with stairs leading to all floors. The front door opens to a spacious hallway which has doors leading to the lounge/diner, bedrooms and bathroom, plus a built in cupboard. The lounge/diner features dual aspect windows which let in an abundance of light. The generous size of the space allows for a variety of furniture to be arranged easily with both living room and dining room furniture completing the room. The kitchen is through an opening off the lounge/diner and comprises of a range of wall and base line units. There is space for a range of appliance as well as an integrated oven and hob. The master bedroom is a good sized double which provides ample space for a variety of furniture, and the second bedroom is a single room that would make for an excellent study or home office

space. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

## **Parking:**

There is an allocated parking space plus visitor provisions.

## Floor Plan

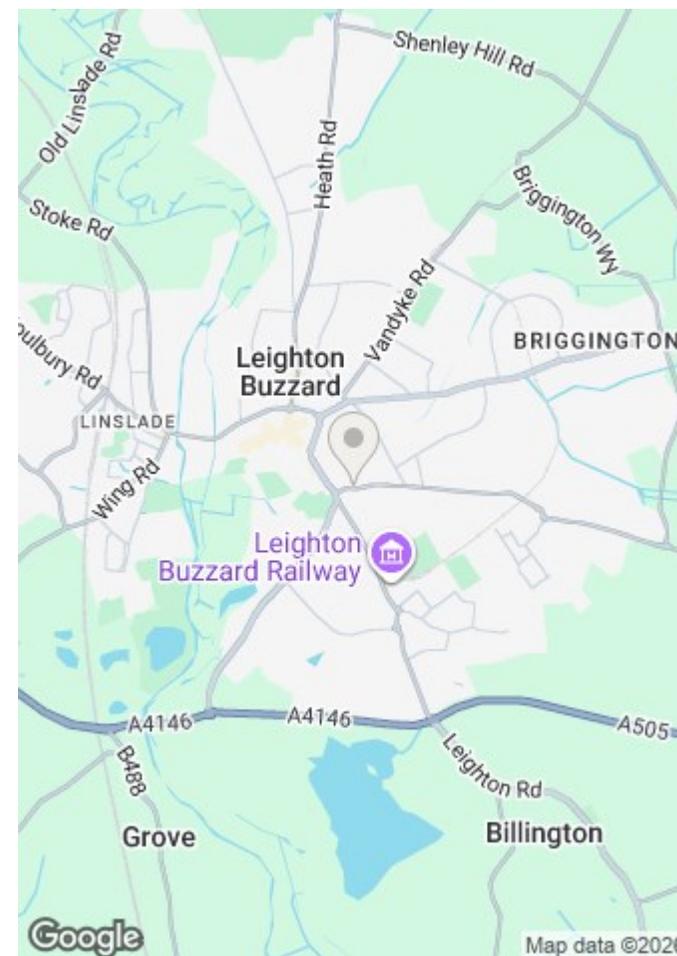


Top Floor

Total Area: 568 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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