



Price £175,000

11 Enterprise House, Leighton Buzzard, LU7 4EA



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Quarters are delighted to offer for sale this two bedroom second floor apartment situated within walking distance of the Town Centre and local amenities which includes a supermarket and Marks and Spencers. These modern apartments were converted in 2017 and provide lift access to all floors. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, open plan lounge/kitchen/diner, bedroom and bathroom.

Additional benefits include 120 year lease and two parking spaces including a car-port.

Communal Entrance:

Enter via communal front door with secure door entry system. Lift to all floors. Stairs to all floors.

Entrance Hall:

Enter via solid front door. Recessed lighting. Airing cupboard. Doors to lounge/kitchen/diner, bedroom and bathroom.

Open Plan Living: 16'6 x 13'6 (5.03m x 4.11m)

Lounge/Dining Area:

Double glazed window to rear aspect. Two wall mounted heaters. Television point. Telephone point.

Kitchen Area:

Double glazed window to rear aspect. Fitted kitchen comprising: Stainless steel sink with cupboard under. Further range of wall and base level units with work surface over. Integrated washer/dryer, slimline dishwasher, oven and hob with hood over. Space for fridge freezer. Tiling to water sensitive areas.

Bedroom: 12'5 x 9'1 (3.78m x 2.77m)

Double glazed window. Wall mounted heater. Fitted shelving.

Bathroom: 7'2 x 6'2 (2.18m x 1.88m)

Heated towel rail. Ceramic tile floor. Fitted suite comprising: Low level WC, pedestal wash hand basin and p-shaped bath with shower over. Shaver point. Tiling to all walls.

Outside:

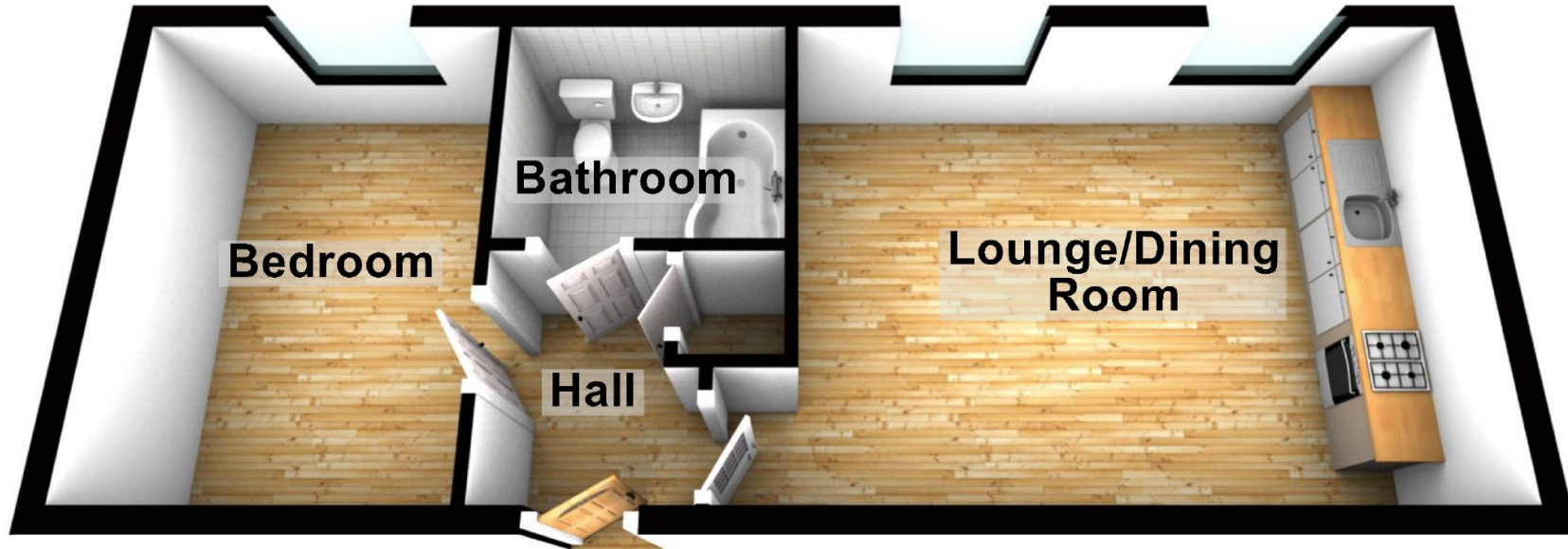
Parking:

Carport parking for one car plus further allocated parking space.

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.

Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 39.9 sq. metres (429.1 sq. feet)



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
T: 01525 853733 E: info@quartersestateagents.co.uk
www.quartersestateagents.co.uk

