HUNTERS®
HERE TO GET *you* THERE

5 Tooleys Mill, 1 Old Road, Leighton Buzzard, LU7 2RP

5 Tooleys Mill, 1 Old Road, Leighton Buzzard, LU7 2RP

£200,000

Tooleys Mill is a beautifully converted former cotton mill in Linslade, offering a charming and practical two-bedroom apartment with open-plan living, kitchen, and dining areas. Ideally located midway between the town centre and the railway station, this property is perfectly suited for busy commuters or first-time buyers.

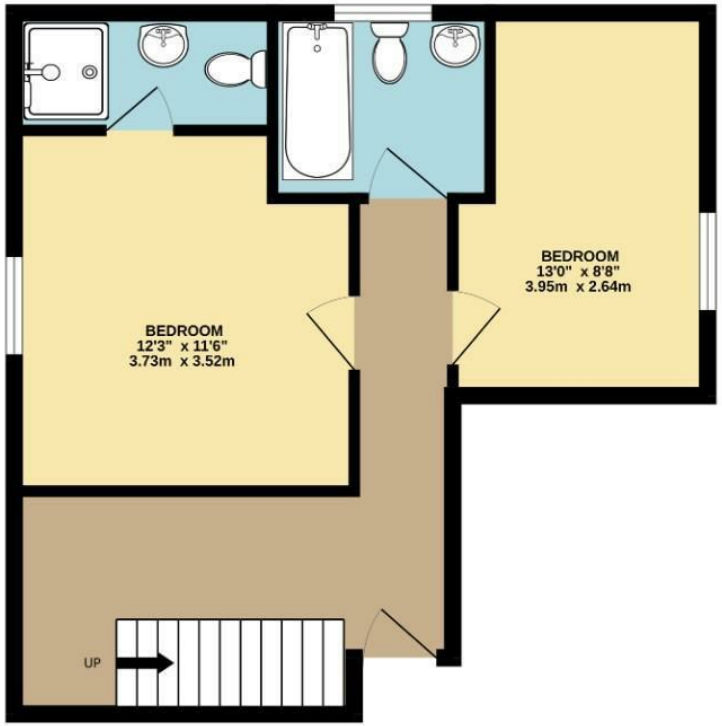
Located within the heart of Leighton Buzzard and just a short distance from Leighton Buzzard railway station, this beautifully presented two bedroom, two-storey apartment offers spacious and contemporary living in a highly convenient setting.

Upon entering, you are welcomed into a generous entrance hall with stairs rising to the first floor, setting the tone for the well-planned accommodation throughout. The lower level comprises two well-proportioned double bedrooms, with the main bedroom benefiting from a modern en-suite shower room. A stylish three piece family bathroom serves the second bedroom, providing excellent flexibility for occupants and guests alike.

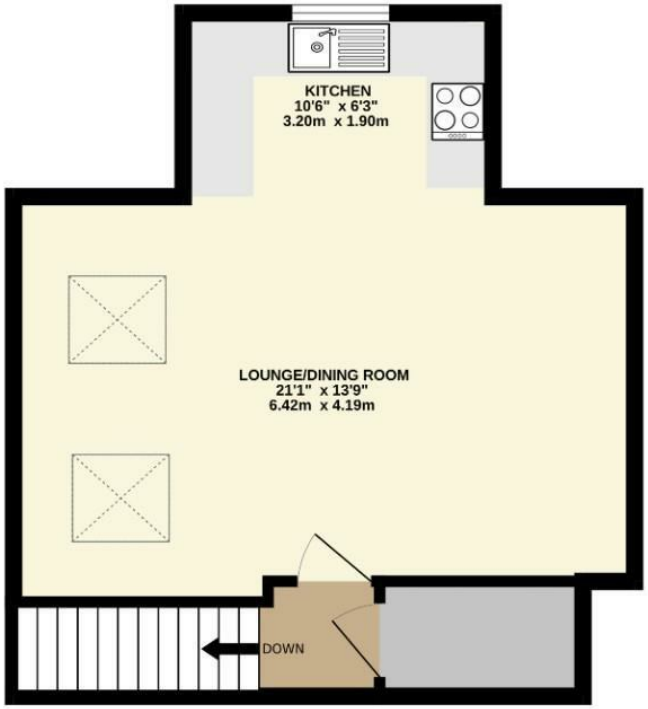
The upper level forms the impressive main living space, featuring a bright and spacious open plan lounge, kitchen and dining area. This sociable space is enhanced by two skylight windows, allowing natural light to flood in throughout the day and creating an inviting atmosphere. The kitchen is fitted with a range of floor and wall mounted units with complementary worktops, offering ample storage and preparation space, ideal for both everyday living and entertaining.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899
leightonbuzzard@hunters.com | www.hunters.com

FIRST FLOOR
459 sq.ft. (42.7 sq.m.) approx.

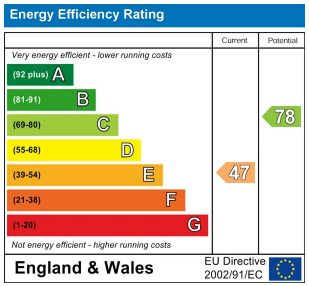


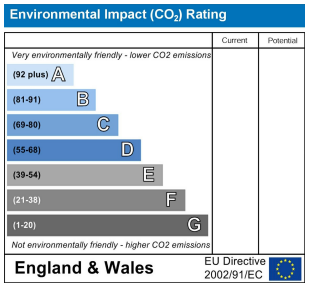
SECOND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

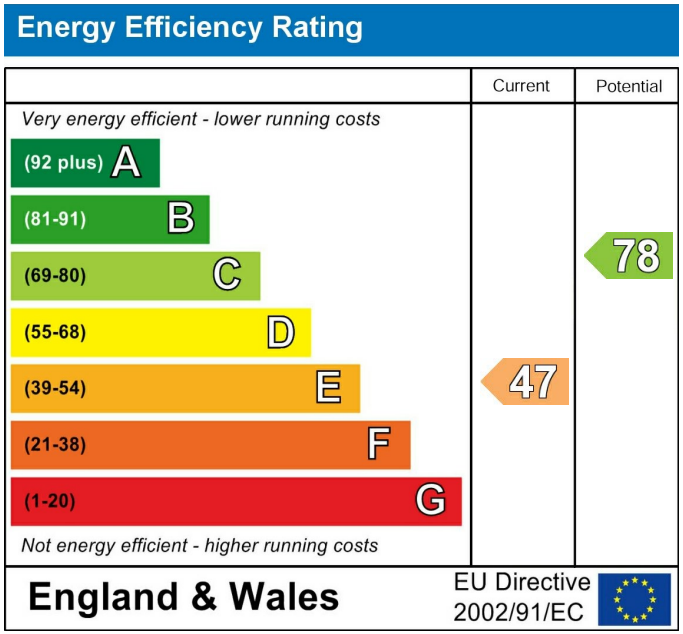
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026





Externally, the property further benefits from one allocated parking space, adding to the practicality of this central location. With local shops, restaurants, amenities and excellent transport links all within easy reach, this apartment is perfectly suited to first-time buyers, professionals and investors alike.

Agent Notes
Lease - 99 years from 12 November 2004
Service Charge - TBC
Ground Rent - £1



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DO NOT USE
DO NOT USE
DO NOT USE
DO NOT USE
DO NOT USE

Mind your head