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156 West Dock The Wharf, Leighton Buzzard, LU7 2AJ

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Guide Price £235,000

Nestled in the sought-after Wharf area of Leighton Buzzard, this beautifully presented two-bedroom apartment offers the perfect balance of modern living and serene surroundings.

The heart of the home is a bright and spacious open-plan kitchen, dining, and living area – designed with both comfort and versatility in mind. Expansive windows flood the space with natural light, while the seamless layout creates an ideal environment for entertaining friends or simply unwinding after a long day. From here, step out onto your private balcony and enjoy uninterrupted views – the perfect setting for a quiet morning coffee, al fresco dining, or a relaxing evening as the sun sets.

The main bedroom is generously sized and benefits from a stylish en-suite bathroom, offering a touch of luxury and privacy. The second double bedroom is equally inviting and is served by a well-appointed family bathroom, making the property ideal for couples, small families, or visiting guests. Additional features include an allocated parking space for added convenience.

Perfectly positioned, the apartment is just a short walk from Leighton Buzzard's vibrant town centre, where you'll find a wide range of shops, cafés, and local amenities. Excellent transport links, including the nearby mainline train station, provide direct connections to London and beyond, making this an excellent choice for commuters who don't want to compromise on lifestyle.

Whether you are a first-time buyer, a professional seeking a stylish base, or someone looking to downsize without sacrificing comfort, this canal-side apartment presents a rare opportunity to enjoy both convenience and tranquillity in equal measure.

## Agent Notes

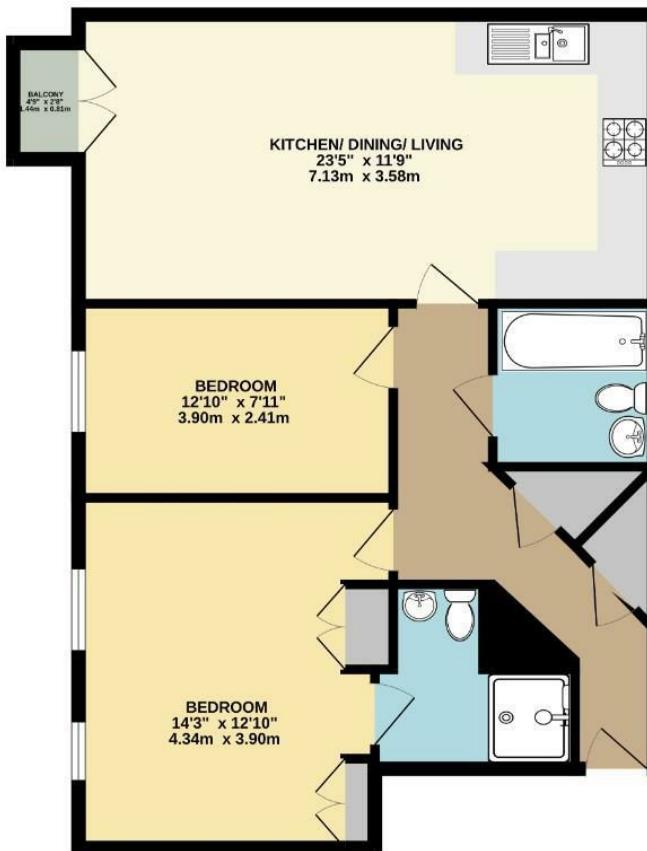
Lease Start - September 2006

Lease Length - 125 years

Service Charge - £1,502.58 per annum, paid every six months

Ground Rent - £270 per annum, paid every six months

FIRST FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 775sq ft (72.0 sq.m.) approx.  
Whilst every care 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 operational efficiency can be given.  
Made with Metrilox 420205

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



