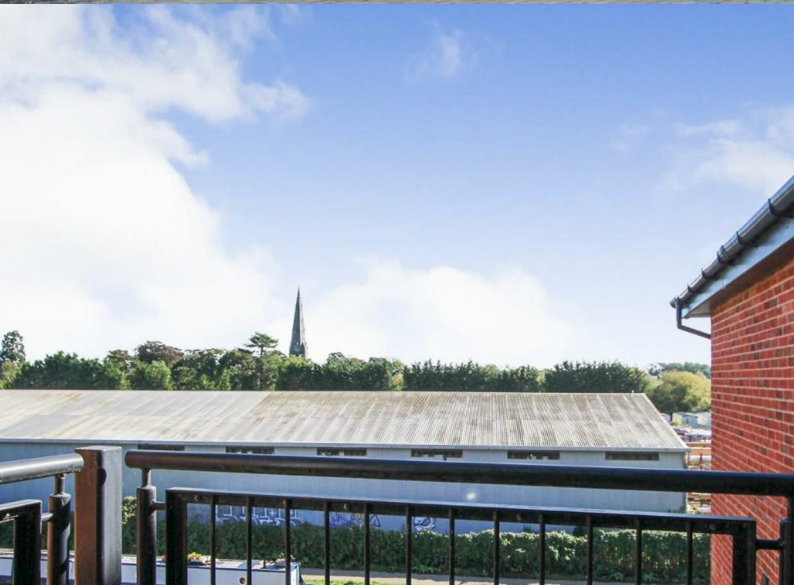


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Wharf

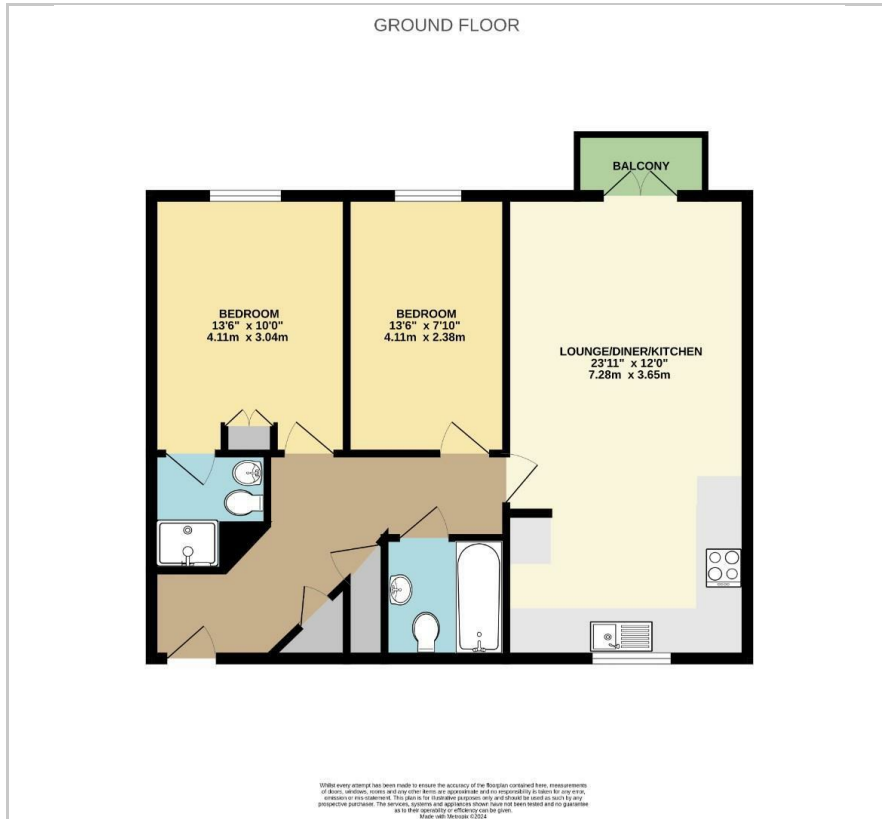
, Leighton Buzzard, LU7 2AJ

£1,200 Per Month

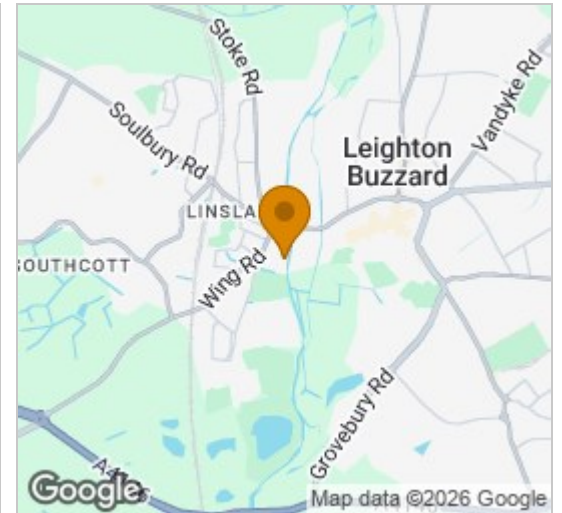


Council Tax: C

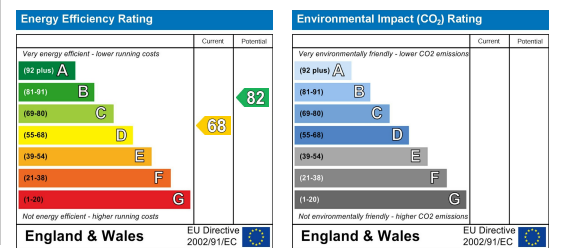
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Leighton Buzzard Lettings Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM APARTMENT ▪ TOP FLOOR
- BALCONY with VIEWS OF ▪ O P E N P L A N THE CANAL KITCHEN/LIVING ROOM
- E N - S U I T E T O M A I N ▪ SEPARATE BATHROOM BEDROOM
- WELL PRESENTED ▪ ALLOCATED PARKING

\*\*Please email us to arrange a viewing\*\*

Hunters are delighted to present this spacious top-floor, two-bedroom apartment, ideally positioned with attractive views over the canal and just a short walk from the mainline railway station and the town centre.

The well-appointed accommodation comprises an entrance hall with useful storage cupboards, a bright open-plan kitchen/living area with access to a private balcony, two bedrooms (including a principal bedroom with en-suite), and a modern family bathroom.

The property further benefits from an allocated parking space and a range of integrated appliances, including a fridge/freezer, oven with induction hob, and washer/dryer, offering convenience and contemporary living.

Ideally located in Leighton Buzzard, the apartment enjoys excellent transport links by both road and rail. The nearby mainline station provides direct access to London Euston, while major road routes offer easy connections north and south. A selection of well-regarded schools are also within walking distance, making this an appealing home for a range of tenants.



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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. **THINKING OF SELLING?** 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.

11 Bridge Street, Leighton Buzzard, LU7 1AH

Tel: 01525 300899 Email: leightonbuzzardlettings@hunters.com <https://www.hunters.com>