



Grasmere Way | Linslade | Leighton Buzzard | LU7 2QL  
Offers In Excess Of £210,000



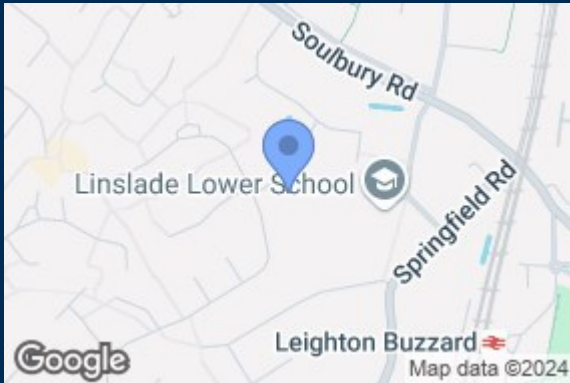
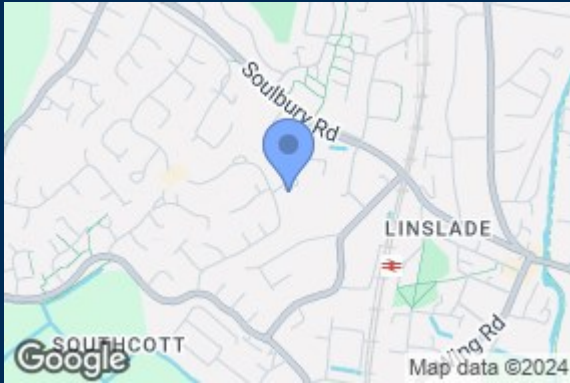
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Fine Homes Property are pleased to present this freshly decorated smartly presented, two double-bedroom apartment in Linslade a short walk from the train station. Grasmere Way has landscaped green space around it and you are within walking distance from open countryside. There are two parking spaces including a carport. All rooms are well proportioned, spacious, tastefully decorated and have energy-efficient electric heating.

- Two double bedroom first-floor apartment.
- A walk away from Tesco Express, pubs and other amenities including hairdressers.
- Two parking spaces.
- Large kitchen/breakfast room with breakfast bar.
- It is a short walk to the open countryside with Linslade Woods and the Grand Union Canal.
- No upper chain.
- Hardwood floors.
- 8-minute drive to Leighton Buzzard town centre.
- 10-minute walk to Leighton Buzzard train station.
- 92-year lease.







Approximate Gross Internal Area = 64.6 sq m / 695 sq ft



### First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82-91) A (61-81) B (49-60) C (35-48) D (29-34) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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