



Gilbert Mews | | Leighton Buzzard | LU7 1NG  
Offers In Excess Of £165,000



# Gilbert Mews | Leighton Buzzard | LU7 1NG Offers In Excess Of £165,000

We are delighted to offer this beautifully presented one bedroom ground-floor apartment in a secure gated development. Featuring a bright bay-fronted living room, well-equipped kitchen, spacious double bedroom with ensuite, and with a tasteful modern décor throughout. Ideally located close to Leighton Buzzard station, town centre shops, markets, and scenic riverside walks, offering excellent transport links to London, Milton Keynes and the north. Perfect for first time buyers, investors and downsizers.

- Well presented one-bedroom ground floor apartment.
- Entrance hall provides access to the living room, kitchen and bedroom.
- Well-equipped kitchen with ample storage, wooden cabinetry and space for all appliances.
- Ensuite bathroom with full-size bath, shower over, modern basin and WC.
- Allocated parking space with further visitor parking bays available.
- Bright and well-presented sitting room with bay window and modern décor.
- Spacious double bedroom with adjacent ensuite bathroom.
- Fantastic location close to Leighton Buzzard station, riverside walks, shops, markets and amenities, with excellent links to London.

## Entrance Hall

The well presented welcoming entrance hall provides access to the living room, kitchen and bedroom. A nice first impression to this modern apartment.

## Living Room

11'7" x 11'0" (3.55 x 3.36)

This beautifully presented sitting room offers a bright and welcoming space enhanced by a bay window that floods the room with natural light. Thoughtfully styled with a modern palette, the room features a large sofa, contemporary décor, and warm wood-effect flooring. Perfect for both entertaining and unwinding, this well-proportioned room serves as the heart of the home.

## Kitchen

7'11" x 6'2" (2.42 x 1.89)

The kitchen offers ample storage and practical workspace. Finished with warm wooden cabinetry and complemented by colourful tiled splash backs. A large window brings in natural light and provides a pleasant outlook, while open shelving adds functionality. The kitchen is equipped with a fridge/freezer, gas hob, electric oven, integrated extractor, and space for a washing machine. The boiler is also housed here. Additional features include generous countertop space, a stainless-steel sink, and convenient wall-mounted spice storage.





## Bedroom

11'8" x 11'6" (3.56 x 3.53)

The spacious double bedroom is beautifully styled with soft neutral tones and plenty of natural light from the large window overlooking the garden. A well-positioned feature wall hosts modern artwork, adding character. There is ample space for wardrobes providing excellent storage.

## Bathroom

The ensuite bathroom offers a clean and bright space, finished in classic white tiling with a contrasting navy border. It features a full-sized bathtub with traditional-style chrome fittings and a shower over, along with a modern basin and WC. A frosted window provides natural light while maintaining privacy, and built-in shelving adds practical storage for toiletries and décor.

## Communal Gardens & Parking

There is one designated parking space at the property, with visitor parking bays available. The gate is securely monitored. In addition, there is a well maintained communal grounds including lawn areas, bin stores and boundary fencing.

## Local Area

There are fantastic connections to London from nearby Leighton Buzzard train station. Just a five minute drive will take you to the station car park and fast, express commuter trains will take you to London Euston in as little as thirty three minutes. It's just a half mile walk to Ouzel Meadows where you can follow the riverside path into Linslade Woods. Taking this route, you'll also pass The Globe Inn, which is well worth a visit for a well-earned, hearty pub meal. Leighton Buzzard's Market Square and High Street are a leisurely eight minute stroll away. Leighton Buzzard Market runs on Tuesdays and Saturdays, with regular stalls offering fresh fruit and vegetables and locally caught fish. Every fourth Saturday of the month there's a craft market where you can buy directly from local artists, designers and makers, talking to them about their produce or even commissioning something special for yourself or a loved one. The High Street is lined with independent boutiques and high street stores and, at the opposite end from the Market Square, you'll find the wonderful dog and family friendly, Cafe Sorelli. Five minutes away, you'll find the Mill Road play area. A popular spot for families with young children, with a well maintained playground.

## Material Information

About the property; Council Tax Band: A (Central Bedfordshire Council), Construction Materials: Traditional

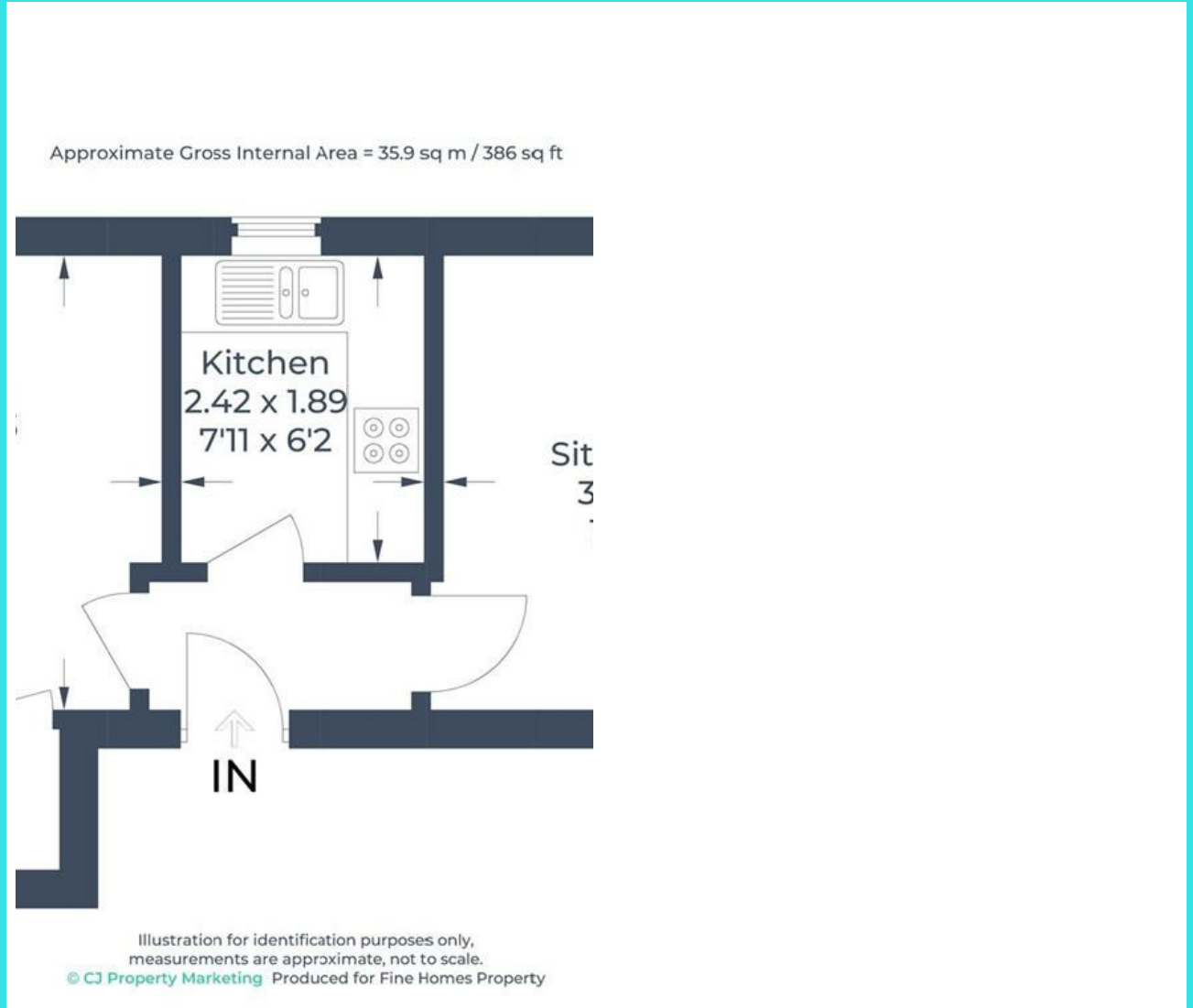
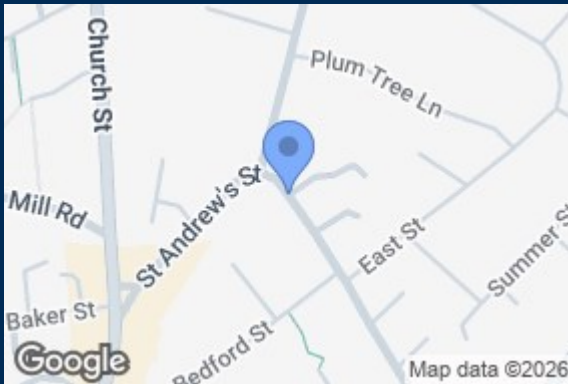
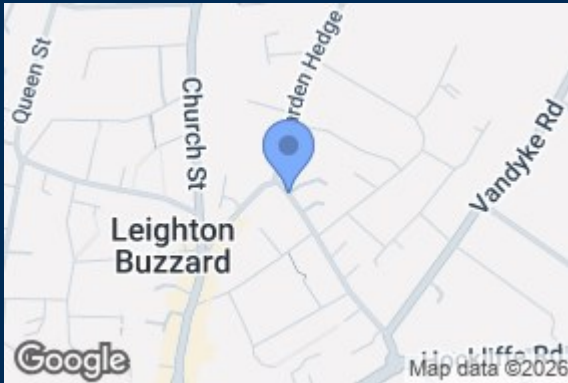
Utilities; Electricity supply: Mains, Water supply: Mains, Sewerage: Mains, Heating: Gas Mains, Broadband: FTTP, Broadband speed: 400 Mbps, Mobile coverage: 4G

Parking; Availability of parking: Communal Car Park Allocated Space for 1 Car, with Guest Parking Available

Issues with potential impact; Property accessibility adaptations: None known, Building safety: None known, Planning permission or proposed developments: None known, Flood risk: No, Coastal erosion risk: No, Coalfield or mining area: No, Restrictions: Yes, Rights & easements: No

Marketing; Sale price: OIEO £165,000, Tenure: Leasehold





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
<div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>					
76		76			
England & Wales		EU Directive 2002/91/EC			
Not energy efficient - higher running costs					
Very environmentally friendly - lower CO <sub>2</sub> emissions					
<div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>					
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