



Guide price £185,000  
12 Frances Court, Linslade, LU7 2UY



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Quarters are delighted to offer for sale this spacious two double bedroom top floor apartment located in the highly sought after area of Linslade and within a short walk of the mainline train station, with trains to London Euston in around 30 minutes. The property is presented in good order with accommodation comprising; Entrance hallway, lounge/dining room, kitchen, two double bedrooms and bathroom. Additional benefits include double glazing, gas heating, communal gardens and garage. Viewing is highly recommended.

## Communal Entrance:

### Hallway:

Enter via front door. Doors to Bedrooms, Bathroom and Lounge/Dining Room.

### Lounge/Dining Room: 16'11 x 12'2 (5.16m x 3.71m)

Double glazed window to front aspect. Radiator. Coving to ceiling. Television Point. Telephone Point. Doorway to:

### Kitchen: 12'11 x 7'11 (3.94m x 2.41m)

Double glazed window to front aspect. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with work surface over. Spaces for cooker and washing machine. Two built in storage cupboards.

### Master Bedroom: 11'2 x 10'9 (3.40m x 3.28m)

Double glazed window to rear aspect. Radiator. Coving to ceiling.

### Bedroom Two: 10'9 x 8'10 (3.28m x 2.69m)

Double glazed window to rear aspect. Radiator. Coving to ceiling.

### Bathroom:

Double glazed window to side aspect. Heated towel rail. Fitted suite comprising of vanity unit with inset wash hand basin and low level WC, and panel bath with shower over. Tiling to water sensitive areas.

## Outside:

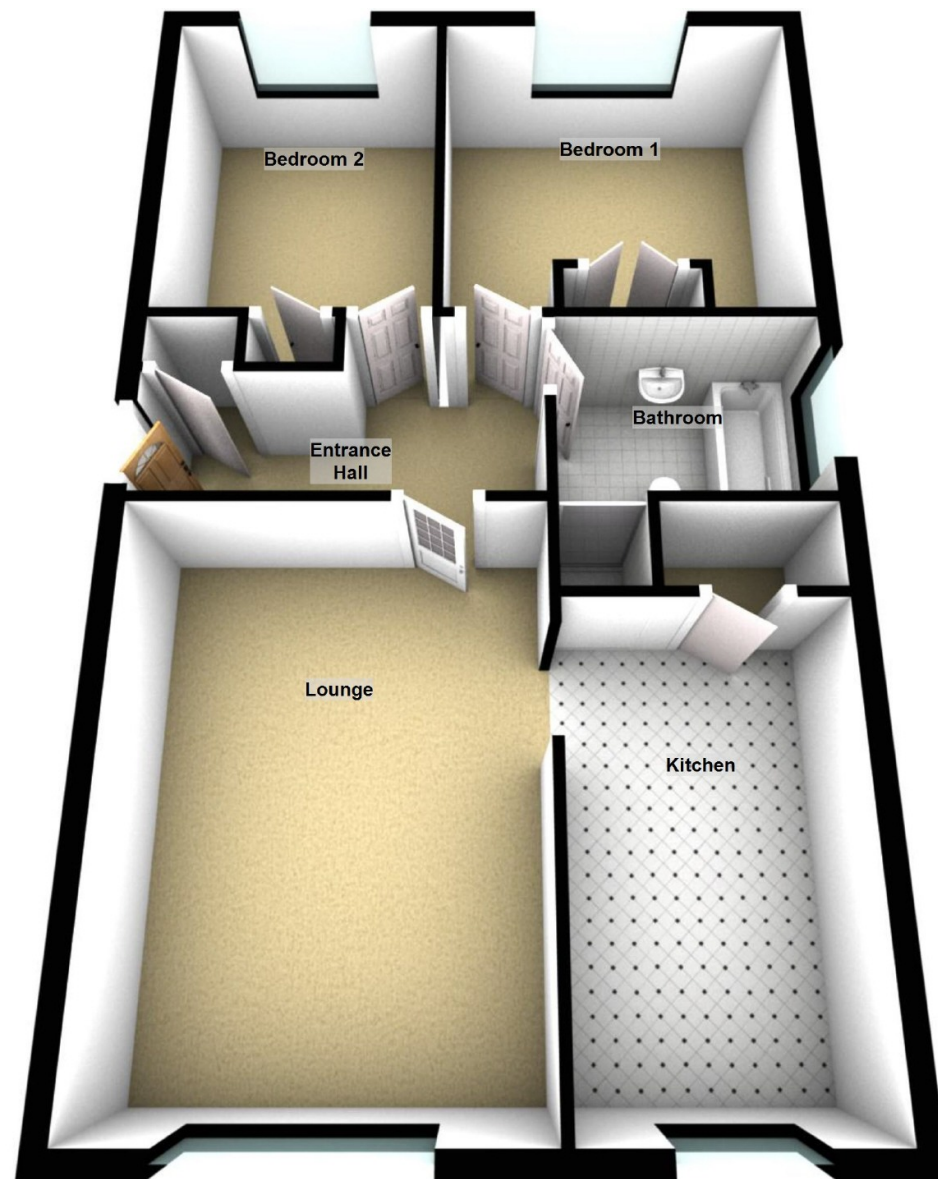
### Garage:

Single garage with access via up and over garage door.

## Agents Note:

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.





Total area: approx. 61.7 sq. metres (664.4 sq. feet)



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