



## West Dock

The Wharf, Linslade, Leighton Buzzard, LU7 2AJ

**£1,200 PCM**



  
**WATSONS**  
LETTING SINCE 1961

## West Dock

The Wharf, Linlade, Leighton Buzzard, LU7 2AJ

Watsons are delighted to offer for let this two double bedroom first floor apartment located on this popular development which is walking distance to both the mainline Train Station and the Town Centre. The property is presented to the market in good order with accommodation comprising: Entrance hallway, open plan lounge/dining/kitchen, two bedrooms, (main bedroom with ensuite shower room) and a bathroom. Additional benefits include double glazing and allocated parking for one car. The property is offered Unfurnished and available beginning May.

### Entrance Hallway

### Lounge/Kitchen/Diner

23'3 x 11'7 (7.09m x 3.53m)

### Balcony

### Bedroom One:

11'9 x 9'8 (3.58m x 2.95m)

### Ensuite Shower Room

### Bedroom Two:

12'10 x 7'9 (3.91m x 2.36m)

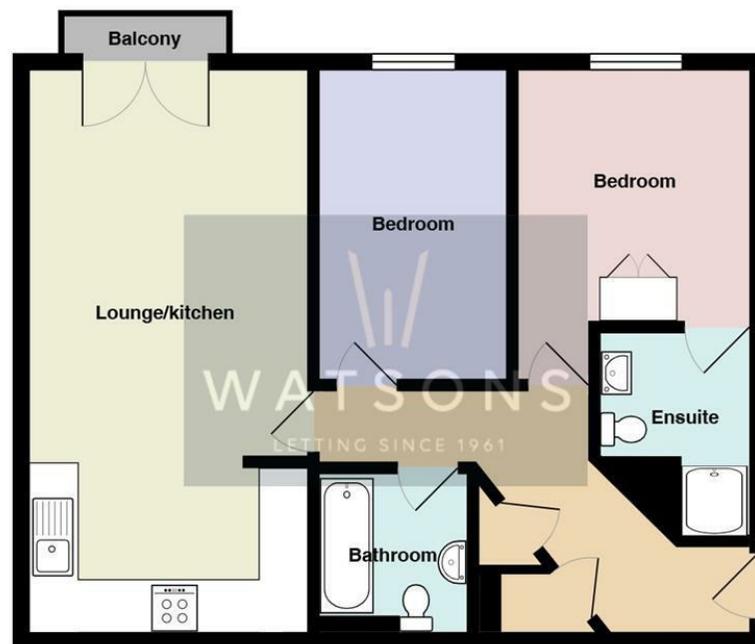
### Bathroom

### Allocated Parking Space



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

## Floor Plan



**Ground Floor**

Total Area: 699 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

## Viewing

Please contact our Watsons Lettings Office on 01525 378309 if you wish to arrange a viewing appointment for this property or require further information.

17 - 21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 378309 Email: [info@watsonslb.co.uk](mailto:info@watsonslb.co.uk) [www.watsonslb.co.uk](http://www.watsonslb.co.uk)