



HUNTERS[®]
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Hamilton Court, Lammas Walk, Leighton Buzzard | Asking Price £149,950
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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.

Hunters are pleased to market this two bedroom retirement apartment, located within the town centre of Leighton Buzzard.

Hamilton Court was constructed by McCarthy and Stone and comprises 62 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency.

It is a condition of purchase that residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

This well-presented two bedroom retirement apartment comprises; entrance hall, lounge, kitchen, two bedrooms and bathroom.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

Agent Notes

Lease: 73 Years Remaining

Ground Rent: TBC

Service Charge: TBC

Entrance Hall

Entry via solid wooden door. Fitted carpet.

Living Room

Double glazed window to rear aspect. Fitted carpet and electric radiators.

Kitchen

Double glazed window to rear aspect. A range of wall and floor mounted units consisting of drawers and cupboards with a worktop over. Single bowl stainless steel sink and drainer. Electric hob with an extractor over.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and electric radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and electric radiator.

Bathroom

Three piece bathroom suite comprising; walk-in shower, W/C and wash hand basin.

GROUND FLOOR
60.5 sq.m. (651 sq.ft.) approx.



TOTAL FLOOR AREA : 60.5 sq.m. (651 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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