



HUNTERS[®]
HERE TO GET *you* THERE

27 Laburnum Court Millstream Way, Leighton Buzzard, LU7
3WL

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Guide Price £175,000

- TWO BEDROOM FIRST FLOOR FLAT
- CLOSE TO DOCTORS AND LOCAL AMENITIES
- LOUNGE/DINING ROOM
- TOWN CENTRE LOCATION
- NO ONWARD CHAIN
- OVER 60'S ONLY
- GUEST SUITE AVAILABLE
- INTERACTIVE VIRTUAL TOUR

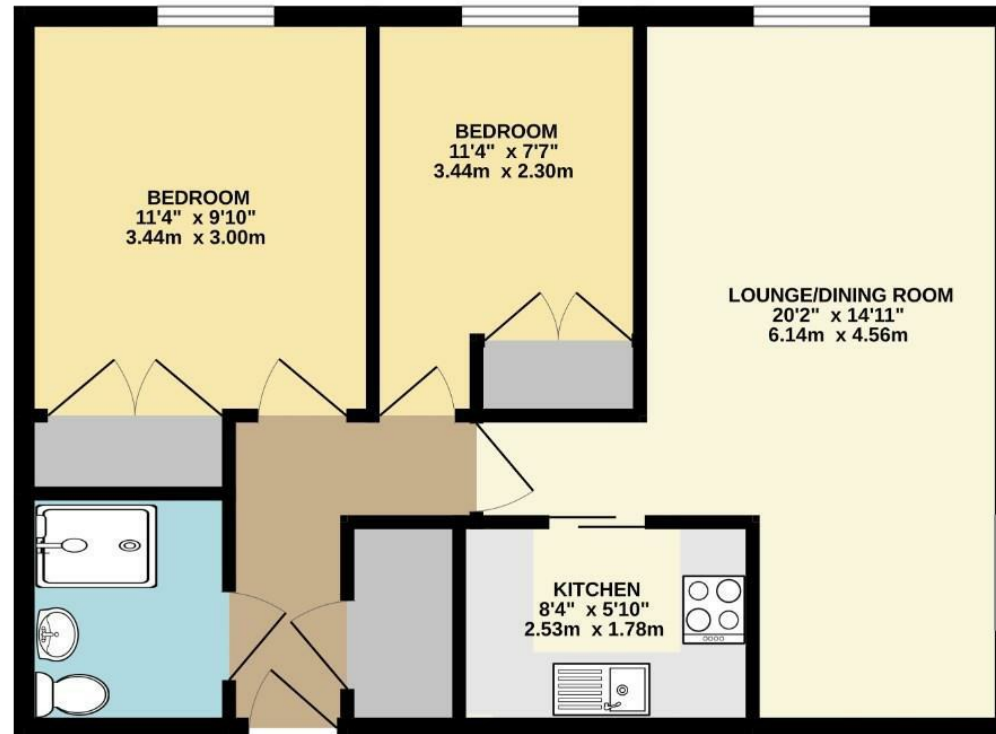
Hunters are pleased to market this two bedroom over 60's first floor apartment with stunning views over the gardens and surrounding areas. This property is conveniently located near the Town Centre of Leighton Buzzard and within close proximity to the mainline train station and comes to the market with NO ONWARD CHAIN.

This property offers, entrance hall with storage cupboard, two bedrooms, lounge/dining room, newly fitted kitchen and bathroom.

At Laburnum Court, residents enjoy a variety of exceptional amenities, including a welcoming ground-floor lounge and fully equipped kitchen, a spacious communal room on the second floor, a convenient laundry room, and the reassurance of a 24-hour emergency Appello system.

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.

FIRST FLOOR
559 sq.ft. (51.9 sq.m.) approx.




TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) 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.
Made with Metropex 6/2005.

Agent Notes

Over 60s
Lease - 99 years from 01/06/1989
Ground rent £150
Service Charge £4920.72 - 2025/2026 (Increases with inflation).
Management Co: First Port

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |
| England & Wales | EU Directive 2002/91/EC |  |

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. 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.

