

RETIREMENT

HOMESEARCH

56 Hamilton Court (Leighton Buzzard)

Britain's Number One
Retirement Property Specialist

Lammas Walk, Leighton Buzzard, Bedfordshire, LU7 1JF



PRICE: £125,000

Lease: 125 years from 1997

Property Description:

A RECENTLY PROFESSIONALLY DECORATED, NEW VINYL FLOORING AND CARPETS CLEANED, ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR

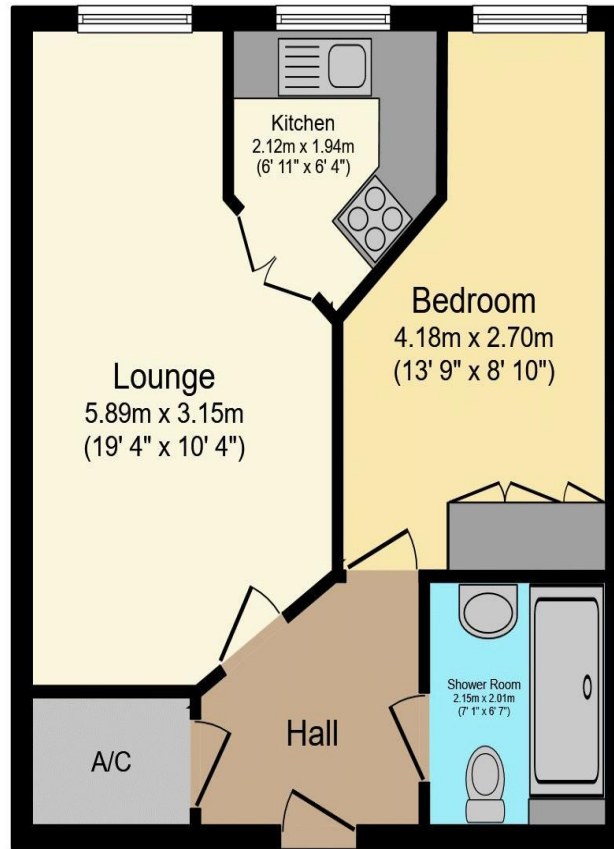
Hamilton Court was constructed by McCarthy and Stone and comprises 62 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Communal Laundry and Guest Suite
- 24 hour emergency Appello system
- Video Door Entry System
- Communal Gardens
- Lift to all floors
- Development Manager
- Price to include Carpets Curtains (blinds where fitted) and Light Fittings
- Lease: 125 years from 1997



For more details or to make an appointment to view, please contact Mandy Abbott

📞 01425632410 ✉️ Mandy.Abbott@retirementhomesearch.co.uk



Total floor area 41.8 sq.m. (449 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2025

Annual Ground Rent:

£563.71

Ground Rent Period Review:

2122

Annual Service Charge:

£2995.74

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.