

**25 Laburnum Court**

**Millstream Way, Leighton Buzzard, Bedfordshire, LU7 3WL**



**PRICE: £120,000**

**Lease: 99 years from 1989**

**Property Description:**

**A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR**

Laburnum Court comprises 37 properties arranged over 3 floors and is served by a 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 call 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager  
Communal Lounge, Conservatory and  
Laundry  
Guest Suite and Lift  
Communal Satellite TV Aerial & SKY  
Leisure room and Hairdresser

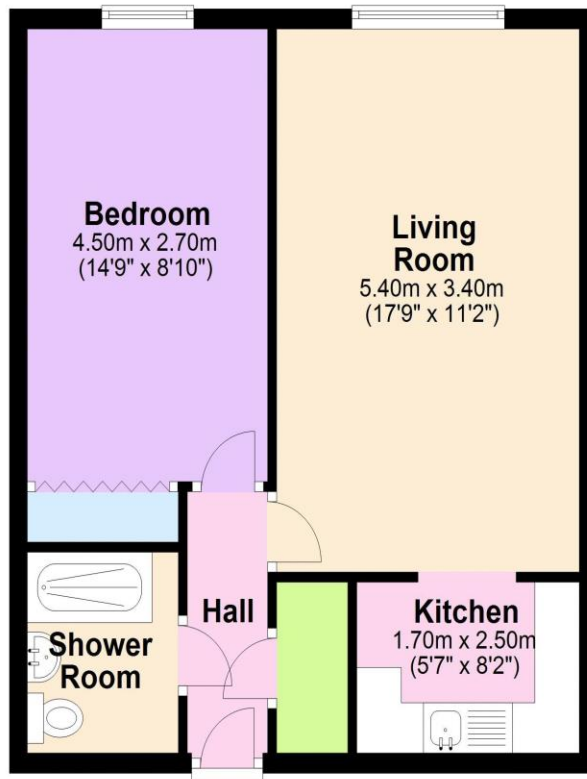
24 hour emergency Appello system  
Minimum Age 60  
Lease 99 years from 1989  
Price to include carpets, curtains and light fittings



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

**Flat**

Approx. 44.6 sq. metres (480.5 sq. feet)



Total area: approx. 44.6 sq. metres (480.5 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£150**

**Ground Rent Period Review:**

**Next uplift 2039**

**Annual Service Charge:**

**£3,111.84**

**Council Tax Band:**

**B**

**Event Fees:**

**Nil Transfer**

**2% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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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.