



Connells

Hamilton Court
Leighton Buzzard



Property Description

Connells are pleased to present this retirement apartment in the heart of Leighton Buzzard, close to shops and amenities and offered for sale with no upper chain.

Situated on the lower ground floor, it has private access from the flat to the communal gardens. It benefits from a spacious lounge to fit the family in when they come to visit.

The complex also has a guest suite for visitors to book in to stay. The communal areas comprise of Lift, Social lounge, communal laundry room and the house manager office. There is parking on site for residents and visitors.

Entrance Hall

Intercom. Storage cupboard. Carpeted flooring.

Lounge

17' 7" x 13' 7" (5.36m x 4.14m)
L shape room. Double glazed window. Double glazed door. Storage heater. Carpeted flooring.

Kitchen

9' x 5' 7" (2.74m x 1.70m)
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Electric oven. Electric hob with cooker hood over. Space for fridge and freezer. Stainless steel sink and drainer. Electric heater. Vinyl flooring.

Bedroom

Double glazed window. Electric heater. Carpeted flooring.

Bathroom

Walk in shower. Extractor fan. Wash hand basin in vanity unit. WC. Airing cupboard. Hot water tank. Electric heater. Panelled and tiled walls. Vinyl flooring.

Other Services

Residents' laundry room, communal lounge and well-maintained gardens. 24 Hour emergency careline response system with pull cords in every room.

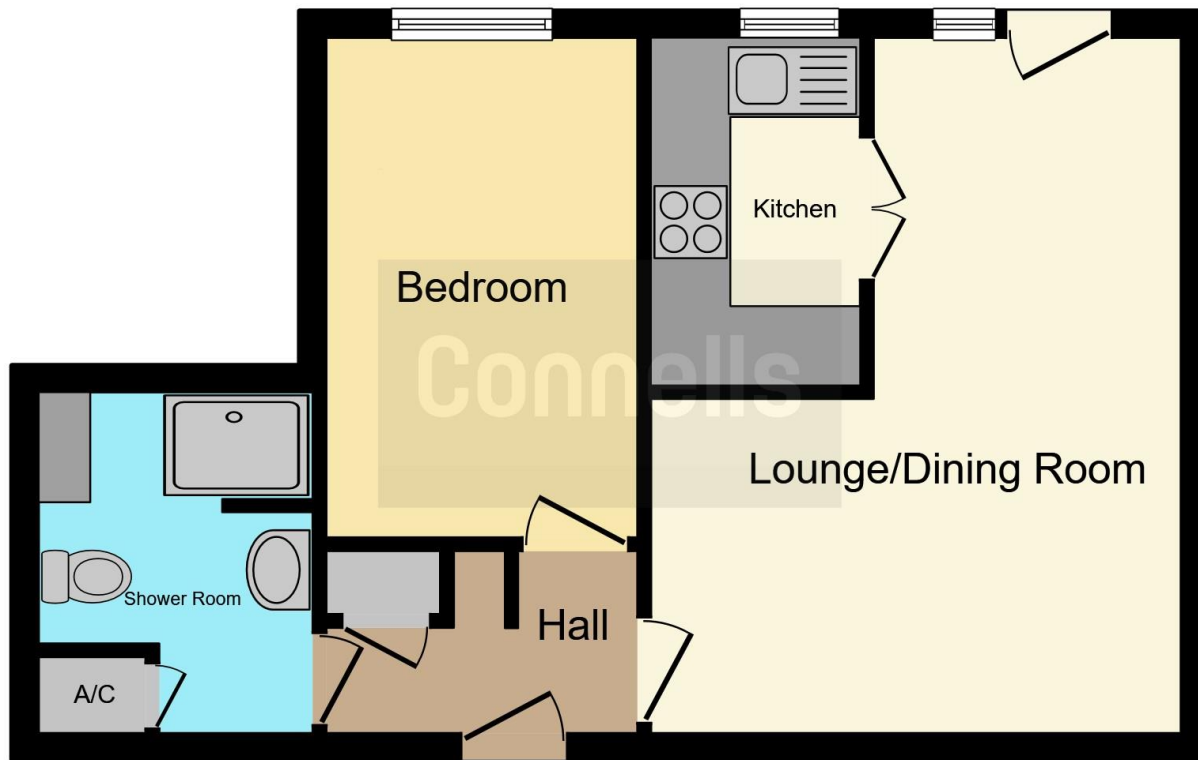
Parking

Parking is available on a permit basis.

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





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). Powered by www.focalagent.com

To view this property please contact Connells on

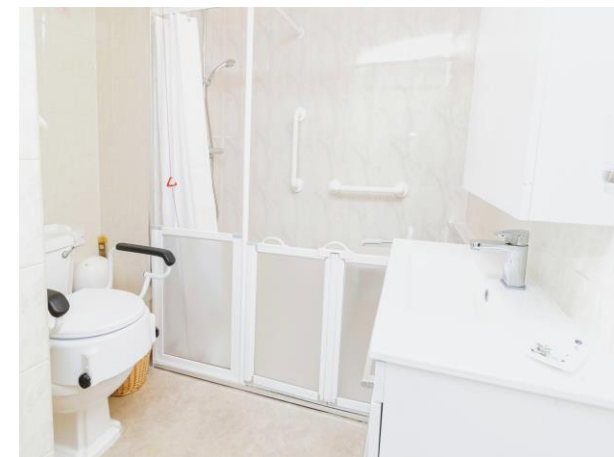
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EPC Rating: Awaited

view this property online connells.co.uk/Property/LBC310861

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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