



**Connells**

Laburnum Court  
Leighton Buzzard



## Property Description

Connells are pleased to offer for sale a very well-presented retirement apartment in Laburnum Court. New residents accepted from 55 years of age. Located in a quiet area, within walking distance to the local Doctors surgery, bus stop, post office, social centre and town centre.

The available property is a two bedroom apartment on the top floor, with a lounge, kitchen, Double bedroom with fitted wardrobes, second bedroom which is ideal as an office or somewhere to store a mobility scooter and a shower room. The site comes with a lift, lounge, laundry, guest facilities, private and well-presented courtyard, conservatory and a hobby room. The apartment further benefits from a communal store cupboard perfect for storing your suitcases.

## Entrance Hall

Radiator. Loft hatch. Carpeted flooring.

## Lounge

15' 2" into bay x 13' 11" ( 4.62m into bay x 4.24m )  
Double glazed bay window. Electric fireplace with stone mantle and hearth. New electric radiator. TV point. Carpeted flooring.

## Kitchen

6' 11" x 13' max ( 2.11m x 3.96m max )  
Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Space for fridge freezer. Space for freestanding electric cooker. Telephone point. Stainless steel sink and drainer. Vinyl flooring.

## Bedroom One

8' 11" x 11' 10" to wardrobes ( 2.72m x 3.61m to wardrobes )  
Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

## Bedroom Two

13' max x 7' 4" ( 3.96m max x 2.24m )  
Double window. Built in wardrobes. Carpeted flooring.

## Bathroom

Shower cubicle. Wall heater. WC. Wash hand basin. Extractor fan. Electric heated towel rail. Vinyl flooring.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LBC310916](http://connells.co.uk/Property/LBC310916)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1989. Should you require 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC310916 - 0008