



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.

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

Offered for sale with no upper chain.

Entrance Hall

Doors to all rooms. Airing cupboard housing water tank. Loft access. Pull cord care keypad (wall mounted).

Lounge

11' max x 15' 3" max (3.35m max x 4.65m max)

Double doors to kitchen. Window to side. 2 electric wall heaters. Carpeted flooring.

Kitchen

5' 9" x 9' (1.75m x 2.74m)

Window to front. Integrated eye level electric oven. Electric hob with cooker hood over. Fitted kitchen with wall and base units and work surfaces over. Space for under counter fridge freezer.

Bedroom

8' 7" max x 13' 11" max (2.62m max x 4.24m max)

Windows to front and side. Electric wall heater. Large walk in wardrobe (5.04" x 3.06"). Carpeted flooring.

Wet Room

Window to rear. WC. Wash hand basin. Triton electric shower. Non slip floor. Fully tiled walls. Towel rail.

Communal Gardens

Well-maintained. Lawn area. Seating area. Flowers and shrubs to borders. Fully enclosed. Secure gated access.

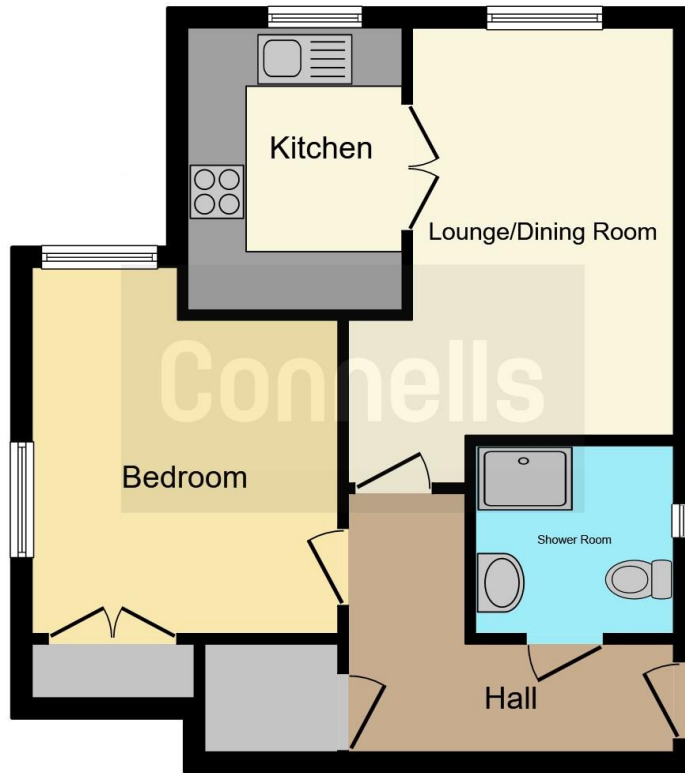
Parking

Communal parking.

Special Features

House Manager. Guest room at additional cost. Laundry room. Communal lounge with kitchen.





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: C

view this property online connells.co.uk/Property/LBC310961

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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