



**Connells**

Rosebery Court Water Lane  
Leighton Buzzard



# Rosebery Court Water Lane Leighton Buzzard LU7 1DL

for sale  
**£172,500**



## Property Description

Located in the town centre this ground floor retirement apartment is perfectly located between supermarkets Tesco, Aldi & Waitrose with the High street a stones throw away which is home to the market every Tuesday and Saturday.

You can be social or Independent as you choose in Rosebery court with communal gardens and a social room to meet your neighbours or family. There is also a hairdressers, communal laundry room and library making it easy for you to go about your day without even leaving the building. The building manager is in on weekdays if you need to report anything or have any queries.

The property comprises of an entrance hall, separate kitchen, lounge diner, master bedroom, second bedroom and a shower room.

If you are over 60 and looking to live independently within a community then this is the property for you!!

## Entrance Hall

Storage. Carpeted flooring.

## Lounge

20' 9" x 10' 4" max ( 6.32m x 3.15m max )  
Window to front aspect. Radiator. Carpeted flooring.

## Kitchen

5' 9" x 10' 4" ( 1.75m x 3.15m )  
Window to rear aspect. Fitted kitchen with wall and base units. Electric oven and hob. 1 1/2 bowl sink and drainer. Plumbing for washing machine. Space for fridge freezer. Vinyl flooring.

## Bedroom One

11' 1" max x 12' 2" max ( 3.38m max x 3.71m max )  
Window to front aspect. Built in wardrobe. Radiator. Carpeted flooring.

## Bedroom Two

11' 1" x 5' 9" ( 3.38m x 1.75m )  
Window to front aspect. Radiator. Carpeted flooring.

## Bathroom

Double shower cubicle. WC. Wash hand basin. Extractor fan. Heated towel rail. Vinyl flooring.

## Communal Garden

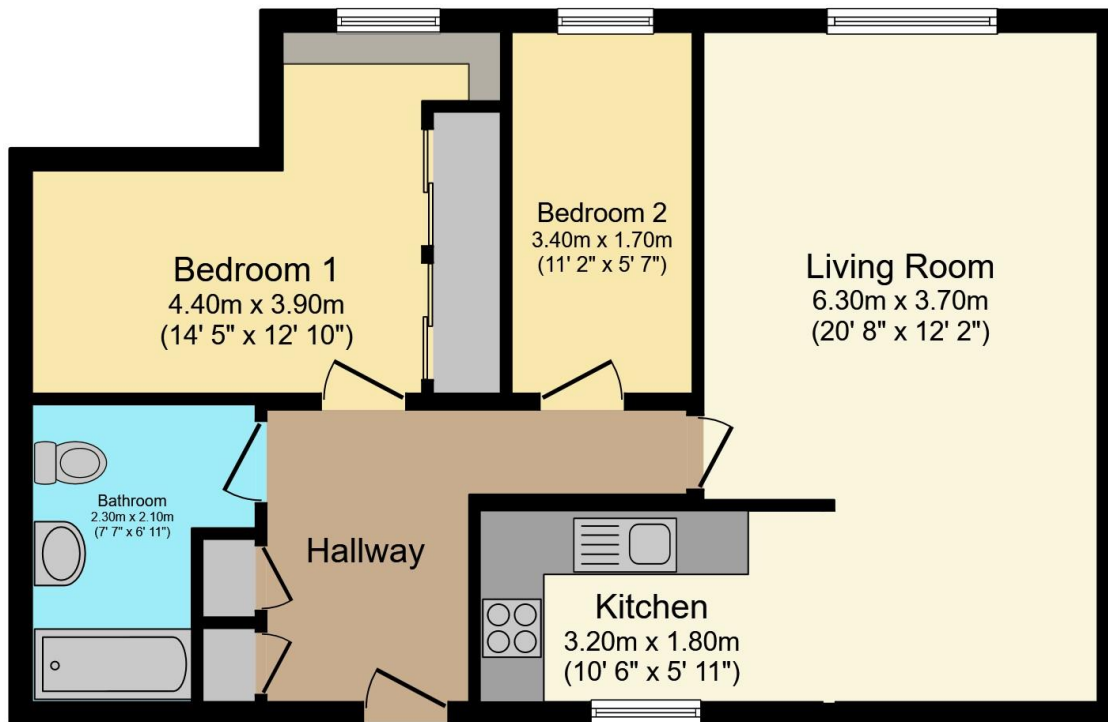
Beautifully presented communal garden with seating to enjoy the outside.

## Parking

Parking area to rear.







Total floor area 59.9 m<sup>2</sup> (645 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). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax  
Band: C

Service Charge:  
2300.00

Ground Rent:  
500.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311425](http://connells.co.uk/Property/LBC311425)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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