



**Connells**

Hamilton Court  
Leighton Buzzard



### Property Description

The apartment offers a generously sized lounge, a separate fitted kitchen, and a bathroom featuring a practical walk-in bath and shower with jacuzzi-designed with comfort, wellbeing, and accessibility in mind. Both bedrooms are generous doubles, providing ample space for furniture, guests, or hobbies. Refitted carpets, useful storage, and a quiet position set back from the road create a calm, tidy, and tranquil living environment.

The development itself is friendly and welcoming, offering residents the opportunity to enjoy an active and supportive community. Excellent communal facilities include a comfortable residents' lounge for socialising, along with a thoughtfully organised programme of events such as coffee mornings, supper evenings, and music nights. There is also a large, fully equipped communal laundry room with dryers, helping to significantly reduce household costs.

Beautifully maintained communal gardens provide a peaceful outdoor retreat, with covered seating areas and benches surrounded by mature shrubs and colourful planting.

Further benefits include convenient parking for residents and visitors, as well as a lovely double guest bedroom with an en-suite bathroom, available to book at a very low cost for visiting family and friends

## Entrance Hall

Carpeted flooring.

## Lounge

14' 3" x 11' ( 4.34m x 3.35m )

Double glazed window. Radiator. Carpeted flooring.

## Kitchen

7' x 6' ( 2.13m x 1.83m )

Double glazed window. Fitted kitchen with wall and base units. Electric hob. Stainless steel sink and drainer. Electric oven. Space for fridge freezer. Storage.

## Hallway

Loft access. Radiator. Storage. Carpeted flooring.

## Bedroom One

12' 1" plus wardrobe x 10' 5" ( 3.68m plus wardrobe x 3.17m )

Double glazed window. Built in wardrobe. Radiator. Carpeted flooring.

## Bedroom Two

17' 6" x 8' 10" ( 5.33m x 2.69m )

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Walk in bath with shower over. Wash hand basin in vanity unit. WC. Tiling to wet areas.

## Communal Gardens

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

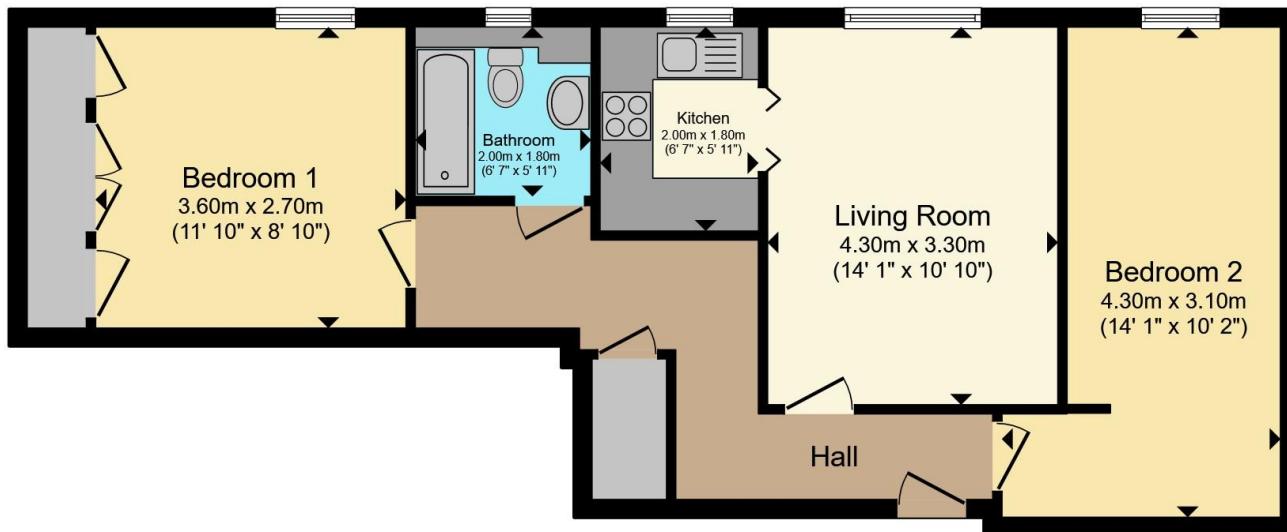
## Parking

Communal parking.

## Special Features

House Manager. Access to communal gardens. Guest room at additional cost. Laundry room. Communal lounge with kitchen. Residents and visitors parking.





Total floor area 64.7 m<sup>2</sup> (697 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)

Connells

To view this property please contact Connells on

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4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C  
 Council Tax  
 Band: C

Service Charge:  
 4493.00

Ground Rent:  
 656.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311192](http://connells.co.uk/Property/LBC311192)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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