



Rosebery Court, Water Lane, Leighton Buzzard, LU7 1DL

welcome to

Rosebery Court, Water Lane, Leighton Buzzard

OVER 60'S - A spacious second floor retirement apartment situated within walking distance of Leighton Buzzard TOWN CENTRE and it's amenities is this SECOND floor, RETIREMENT flat. In brief the property comprises: lounge in excess of 17ft, kitchen, bedroom and bathroom.

Entrance Hall

Security entry phone, loft access and built in cupboard. Doors to lounge, bedroom and bathroom.

Lounge

17' 10" x 10' 5" (5.44m x 3.17m)

TV point, telephone point, storage heater, ceiling light and double glazed window to the front. Opens into the kitchen.

Kitchen

7' 7" x 5' 11" (2.31m x 1.80m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, single bowl stainless steel sink with drainer, electric oven and electric hob. Space for a fridge/freezer.

Bedroom

17' 2" max x 8' 9" max (5.23m max x 2.67m max)

TV point, storage heater and double glazed window to the front.

Bathroom

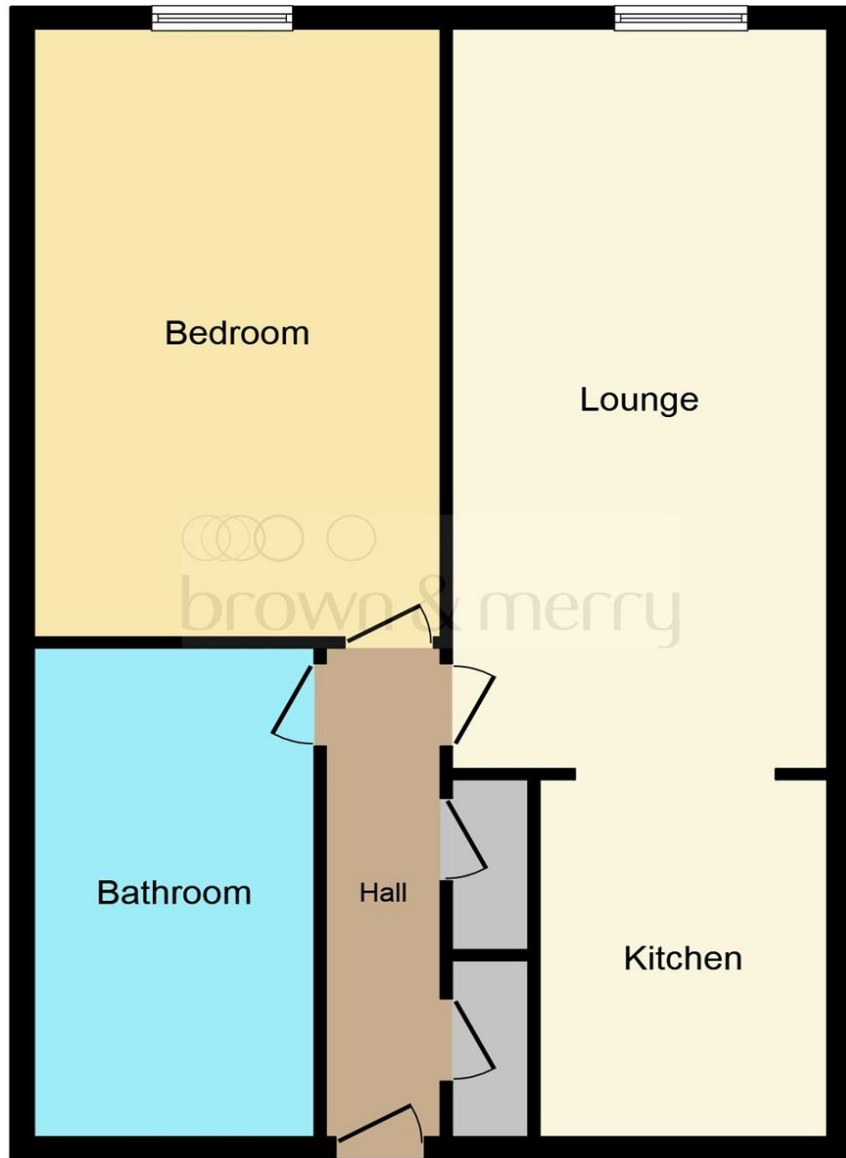
Partially tiled with wash hand basin, Wc and bath. Extractor fan, wall mounted fan heater and shaver point.

Outside

Use of communal gardens and limited resident parking available.

Agents Note

We have been advised that his property is leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Leighton Buzzard

- ONE BED RETIREMENT FLAT
- LOUNGE IN EXCESS OF 17FT
- FITTED KITCHEN
- COMMUNAL GARDENS
- RESIDENTIAL PARKING

Tenure: Leasehold EPC Rating: C

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.

£90,000



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Property Ref:
LBZ107489 - 0021

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