



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

welcome to

Rosebery Court, Water Lane, Leighton Buzzard

OVER 60'S - Situated in the HEART of Leighton Buzzard is this TOP FLOOR, retirement flat overlooking the communal garden. Within walking distance of Waitrose plus local shops and amenities, make this property an ideal place to become part of the local community.

Communal Entrance Hall

Intercom access. Lift access to third floor.

Entrance Hall

Door to front. Intercom entry system. Airing cupboard with shelving and storage. Further storage cupboard for coats, shoes and household items. Loft storage.

Kitchen

7' 5" x 5' 11" (2.26m x 1.80m)

Modern style kitchen with range of fitted storage cupboards at base and eye level. Work surface.

Electric oven. Space for upright fridge/freezer.

Stainless steel sink and drainer with mixer tap. Tiling to splash areas. Under unit lighting.

Lounge

17' 7" x 10' 5" (5.36m x 3.17m)

Sunny room with double glazed window overlooking garden area to the front. Textured ceiling. Coving to ceiling. Electric radiator.

Bedroom

15' to wardrobes x 8' 8" (4.57m to wardrobes x 2.64m)

Double glazed window to front overlooking garden.

Coving to ceiling. Electric radiator. Built in mirror fronted wardrobes.

Wet Room

Fully tiled walls. WC. Chrome heated towel radiator.

Wall mounted wash hand basin. Mira electric

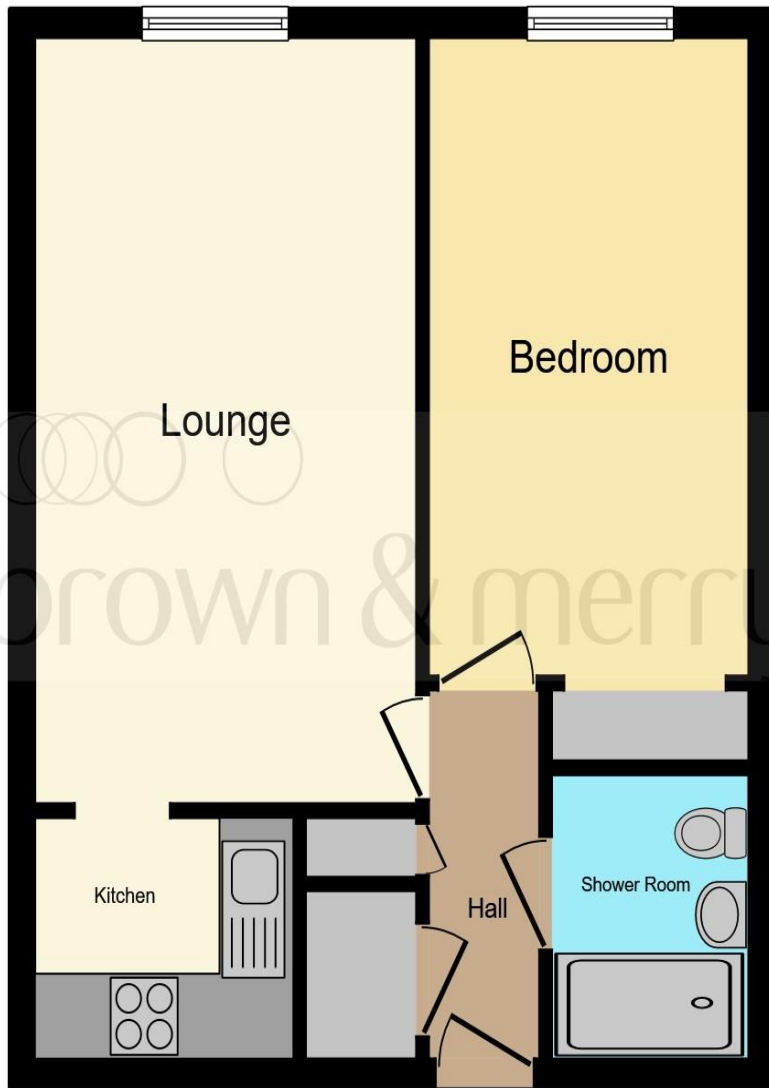
shower. Half height twin bi-folding shower screen.

Communal Areas

Residents Lounge, Laundry, Guest facilities, Garden, Hairdressing salon, Library, Kitchen.

Agents Note

We have been advised that this 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 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



welcome to
Rosebery Court, Water Lane,
Leighton Buzzard

- COUNCIL TAX BAND B
- UPPER FLOOR ONE BEDROOM RETIREMENT APARTMENT
- GARDEN ASPECT VIEWS
- NO ONWARD CHAIN
- REFITTED WET ROOM

Tenure: Leasehold EPC Rating: B

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.

£105.000



view this property online [brownandmerry.co.uk/Property/LBZ108680](https://www.brownandmerry.co.uk/Property/LBZ108680)



Property Ref:
LBZ108680 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)