









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

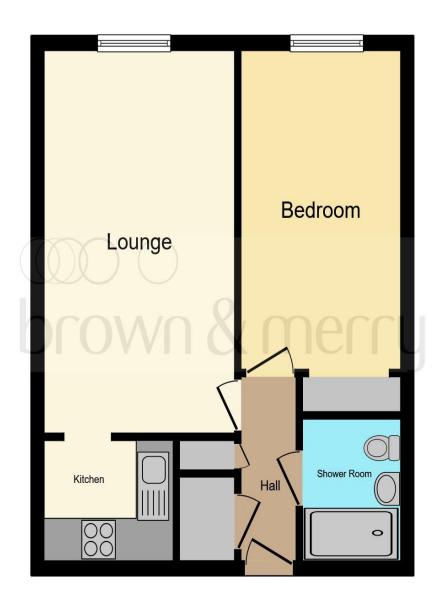
Fully tiled walls. WC. Chrome heated towel radiator. Wall mounted wash hand basin. Mira electric shower. Half height twin bi-folding shower screen.

Communal Areas

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

Agents Note

The term of the lease is 99 years from 1st April 1988, which means there are currently 37 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



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





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Rosebery Court, Water Lane,

Leighton Buzzard

- UPPER FLOOR ONE BEDROOM RETIREMENT **APARTMENT**
- **GARDEN ASPECT VIEWS**
- NO ONWARD CHAIN
- REFITTED WET ROOM
- CLOSE PROXIMITY TO TOWN CENTRE

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.

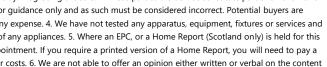
£90,000



view this property online brownandmerry.co.uk/Property/LBZ108680



Property Ref: LBZ108680 - 0019 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 quidance 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.







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