



**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**

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](http://www.focalagent.com)



**welcome to**  
**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**



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Property Ref:  
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