



**Hamilton Court, Lammas Walk, Leighton Buzzard, LU7 1JF**

**welcome to**

## **Hamilton Court, Lammas Walk, Leighton Buzzard**

A spacious, two-bedroom retirement property offering a large lounge, separate kitchen and well fitted main bathroom. Set in a friendly development for over-60s, residents also enjoy access to communal lounges and laundry room.

### **Entrance Hall**

Storage cupboard and doors to all rooms.

### **Lounge / Diner**

14' 4" x 11' ( 4.37m x 3.35m )

Electric radiator and double-glazed window to the rear.

### **Kitchen**

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

Fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with separate taps and drainer, electric oven and electric hob with extractor fan over. Space for a fridge/freezer. Wall mounted electric heater and double-glazed window to the rear.

### **Bedroom One**

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

Fitted wardrobe with hanging rail and storage, electric storage heater and double-glazed window to the rear.

### **Bedroom Two**

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

Electric storage heater and double-glazed window to the rear.

### **Bathroom**

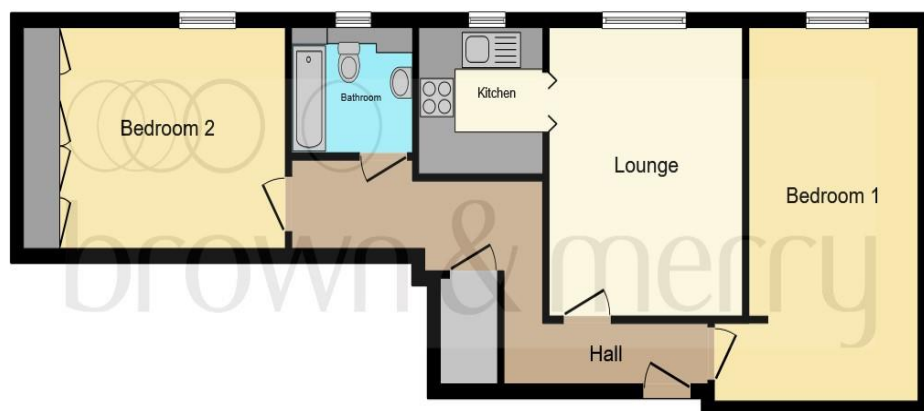
Wash hand basin set in a vanity unit, low-level WC and Japanese seated bath and shower over. 2 wall mounted electric heaters and double-glazed obscured window to the rear.

### **Outside**

A mix of resident and visitor parking.

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





**welcome to**  
**Hamilton Court,**  
**Lammas Walk, Leighton Buzzard**

- OVER 60's RETIREMENT PROPERTY
- TWO LARGE BEDROOMS
- AMPLE STORAGE
- SHORT WALK TO THE TOWN CENTRE
- LAUNDRY ROOM

Tenure: Leasehold EPC Rating: C  
Council Tax Band: C Service Charge: 4493.62  
Ground Rent: 656.64

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.

**£175,000**



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Property Ref:  
LBZ109152 - 0006

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.

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