



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

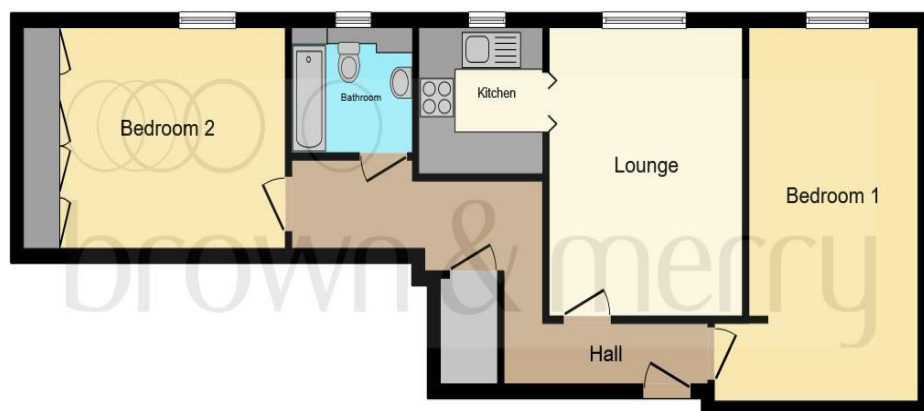
Wash hand basin set in a vanity unit, low-level WC and Japanese seated bath and shower over. 2 wall mounted electric heaters and double-glazed obscured window to the rear.

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



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.

guide price

£150,000



view this property online [brownandmerry.co.uk/Property/LBZ109152](https://www.brownandmerry.co.uk/Property/LBZ109152)



Property Ref:

LBZ109152 - 0011

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