



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 FIRST FLOOR, retirement flat offered in superb condition throughout. Within walking distance of Waitrose plus local shops and amenities this property is an ideal place to become part of the local community.

Communal Entrance Hall

Secure intercom system and lift access to the first floor.

Entrance Hall

Built-in storage cupboard housing the fuse box and built-in airing cupboard housing the hot and cold-water tank. Coving to the ceiling.

Lounge

14' 8" x 10' 5" (4.47m x 3.17m)

TV and telephone point, creda electric storage heater, coving to the ceiling and emergency pull cord. Double-glazed window overlooking the rear.

Kitchen

7' 6" x 5' 10" (2.29m x 1.78m)

Partially tiled, fitted kitchen, with a mix of cream, soft close, wall, drawer and base units with work surface over, stainless steel sink with mixer tap and drainer, built-in electric oven and induction hob with a stainless-steel chimney style extractor fan over. Tiled flooring and emergency pull cord. Double-glazed window overlooking the car park.

Bedroom

11' 3" x 8' 9" (3.43m x 2.67m)

Built-in wardrobe with hanging rail and overhead storage and shelving. Coving to the ceiling, emergency pull cord and double-glazed window.

Bathroom

Partially tiled and fitted with a modern suite comprising of a Wash hand basin with mixer taps set in a vanity unit, low-level WC with concealed flush and a double width walk-in shower cubicle fitted with a half screen and a rise and fall, electric, mira shower. Dimplex wall heater, tiled flooring and emergency pull cord.

Communal Facilities

There is a lounge/kitchen area, a launderette, a hairdressers and a garden available to use by all residents.

Outside Parking

There is parking available, but you will need to inquire through Rosebery Court.



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

- ONE BEDROOM FIRST FLOOR FLAT
- OVER 60'S LIVING
- NO ONWARD CHAIN
- LOVELY CONDITION THROUGHOUT
- TOWN CENTRE LOCATION

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 3122.00
Ground Rent: 246.48

This is a Leasehold property with details as follows; Term of Lease 139 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.

£100,000



view this property online [brownandmerry.co.uk/Property/LBZ109260](https://www.brownandmerry.co.uk/Property/LBZ109260)



Property Ref:
LBZ109260 - 0004

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