



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



welcome to

Hamilton Court, Lammas Walk, Leighton Buzzard

OVER 60'S & GROUND FLOOR - A STUNNING and newly refurbished, one-bedroom, retirement apartment with a new modern kitchen and bathroom, spacious lounge, new modern radiators, new carpets & flooring throughout and excellent communal facilities, close to the local town centre.

Entrance Hall

Storage cupboard and doors to the lounge/diner, bedroom and bathroom.

Lounge / Diner

Electric radiator and double-glazed window to the front. Double-doors to the kitchen.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap, electric oven and electric hob with extractor fan over. Integrated fridge/freezer and double-glazed window to the front.

Bedroom

Electric radiator and double-glazed window to the front.

Shower Room

Fully tiled with a wash hand basin with mixer tap set in a vanity unit, low-level WC with integrated flush and a walk-in shower cubicle. Heated towel rail.

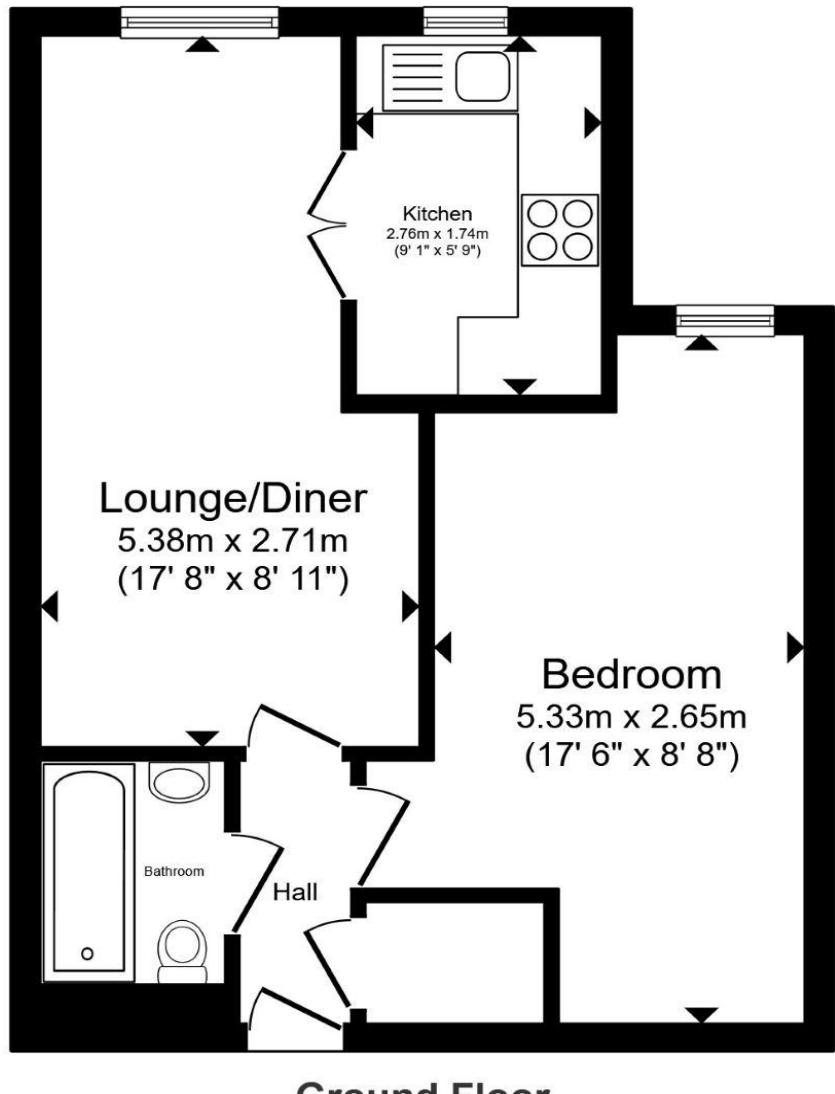
Outside

Parking & Garden

Resident parking and access to the communal gardens.

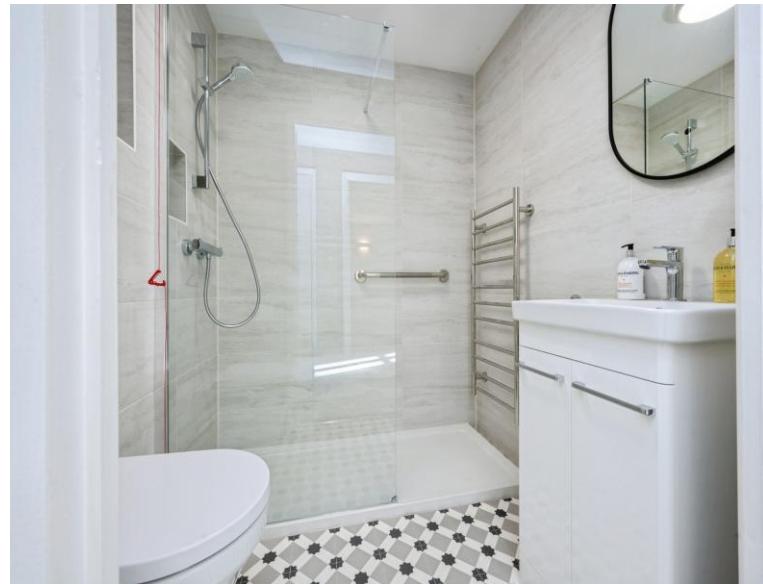
Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Total floor area 38.1 m² (410 sq.ft.) approx

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.propertybox.io



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

- GROUND FLOOR APARTMENT
- FULLY RE-FURBISHED THROUGHOUT
- READY TO MOVE STRAIGHT INTO
- TOWN CENTRE LOCATION
- LIFT ACCESS

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3128.74

Ground Rent: 563.70

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



view this property online brownandmerry.co.uk/Property/LBZ109627



Property Ref:
LBZ109627 - 0007

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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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