



Hamilton Court, Leighton Buzzard, LU7 1JF

£120,000

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ONE DOUBLE BEDROOM RETIREMENT APARTMENT | HEART OF LEIGHTON BUZZARD TOWN CENTRE | 19FT LOUNGE/DINING ROOM WITH SEPARATE KITCHEN | 15FT MASTER BEDROOM | NO CHAIN | LIFT ACCESS

M & M Properties are delighted to offer for sale this ONE DOUBLE BEDROOM, FIRST FLOOR APARTMENT WITH LIFT ACCESS, situated within the popular Hamilton Court right in the heart of the Leighton Buzzard town centre.



Location

Hamilton Court was constructed by McCarthy & Stone (Developments) Ltd and comprises a total of 62 properties arranged over 4 floors each served by lift. It is situated right in the heart of Leighton Buzzard offering a very short walk into the town centre within minutes where you can benefit from numerous local amenities like shops, restaurants, cafes, pharmacies, opticians and hairdressers as well as a vibrant twice-weekly charters market.

There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.

Accommodation

The property comes with good size accommodation all set over a single floor which includes an entrance hallway, generous sized 19Ft open plan living/dining room, separate kitchen, 15Ft double bedroom, a spacious shower room and a large storage cupboard housing the water cylinder.

Parking

There are numerous parking bays to the front of the main entrance for residents and visitors.

Communal Areas & Additional Information

The Visiting Development Manager can be

contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Apollo call system. To the exterior of the property there are well kept and treated communal garden areas which are securely gated and provide opportunity to sit and enjoy.

Hamilton Court benefits from lots of amenities including a communal laundry room, a guest suite available for rent at a small charge per night, as well as a communal sitting room.

It is a condition of purchase that residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

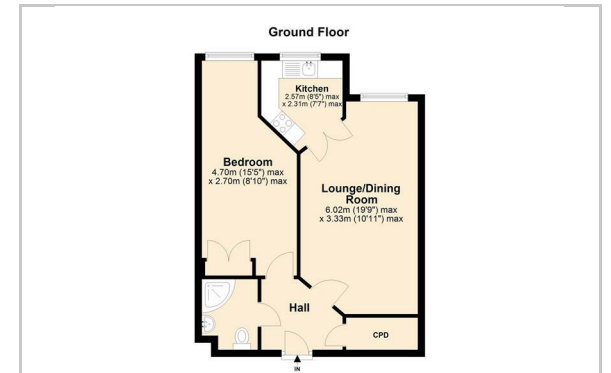
Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of wall mounted electric radiators and how water is via immersion heater. There is mains electricity connected.

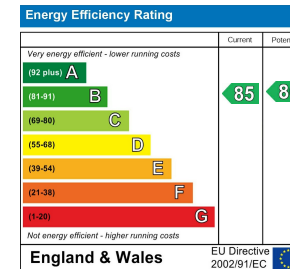
Area Map



Floor Plan



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.