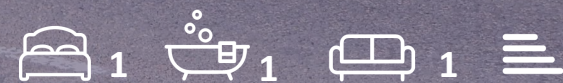




Hamilton Court, Lammas Walk, Leighton Buzzard

Guide Price £55,000



Hamilton Court, Lammas Walk, Leighton Buzzard Floor Plan

- Spacious One Double Bedroom Retirement Apartment
- Popular Hamilton Court in Leighton Buzzard
- Ground Floor Apartment
- Immediate 'Exchange of Contracts' Available
- Sold via 'Secure Sale'
- 17Ft Lounge/Dining Room
- Separate Kitchen
- 18Ft Large Double Bedroom
- Doorstep of Town Centre
- No Upper Chain

Situated within the popular Hamilton Court right in the heart of the Leighton Buzzard town centre, is this ONE DOUBLE BEDROOM, GROUND FLOOR RETIREMENT APARTMENT.

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 markets market.

The property comes with good size accommodation all set over a single floor which includes an entrance hallway, generous sized 17Ft open plan living/dining room, separate kitchen, 18Ft double bedroom, a spacious shower room and a large storage cupboard housing the water cylinder. There are numerous parking bays to the front of the main entrance for residents and visitors.

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.

Lease remaining is 98 years

Annual Service Charge is £3,089.20

Annual Ground Rent is £563.71

Council Tax Band B

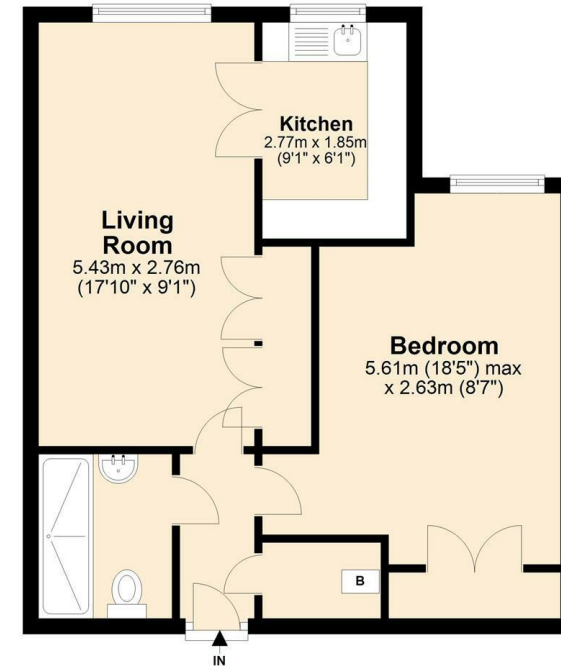
Viewing

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.

Ground Floor



27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

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LOCAL PEOPLE WORKING FOR YOU