



Rosebery Court  
Leighton Buzzard, LU7  
Price £90,000



QUARTERS  
YOUR NEXT MOVE

# Rosebery Court, Leighton Buzzard, LU7 1DL

Quarters are delighted to offer for sale with no upper chain this one bedroom first floor retirement apartment, ideally located in this sought after retirement community on the outskirts of the Town Centre. The property is presented to the market in good order, and has accommodation comprising: Entrance hallway, lounge/dining room, kitchen, bedroom and bathroom. Additional benefits include double glazing, on-site facilities including laundry room, social lounge, hairdressers, library and communal parking. Viewing is highly recommended.

## Location:

Rosebery Court is situated within easy walking distance of the vibrant Town Centre, with a mixture of high street stores and independent shops, as well as cafes, restaurants and other amenities, including a twice weekly market. The property is well situated for public transport and road links, with the A505 and A5 providing access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Layout:

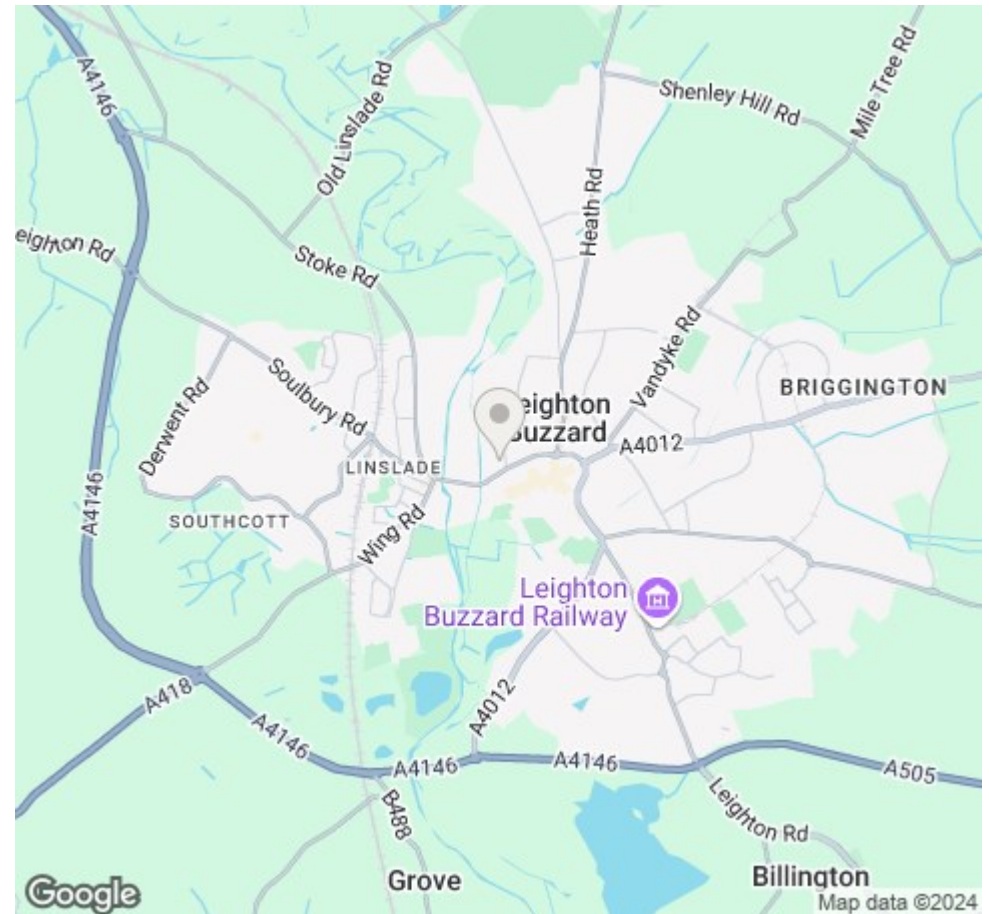
Enter via the first floor front door to a spacious hallway which has access doors to the bathroom, bedroom and living room. Additionally there is a roomy storage cupboard and an airing cupboard. The bathroom consists of a low level WC, bath with a shower and a sink with storage cupboard under. The large main bedroom is bright and airy and is situated to the front aspect, it benefits from views of the well kept communal garden, a large double glazed window, electric storage heater and a fitted wardrobe. The living room is a spacious size with a front facing double glazed window and an electric storage heater. You can access the kitchen from the living room which benefits from a built in oven, generous worktop space and cupboards over. There is additional space for a fridge.

## Communal Facilities:

There are a range of communal facilities at Rosebery Court including a social lounge, hairdressers, laundry room, visitors rooms and a library. There are also regular social events for residents.

## Outside:

Rosebery Court benefits from communal gardens and parking.



## Floor Plan



Total Area: 496 ft<sup>2</sup>

All measurements are approximate and for display purposes only



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk)

[www.quartersestateagents.co.uk](http://www.quartersestateagents.co.uk)

