



Rosebery Court  
Leighton Buzzard, LU7  
Price **£195,000**



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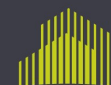
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**QUARTERS**  
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# Rosebery Court, Leighton Buzzard, LU7 1DL

Quarters are delighted to offer for sale with an extended 123 year lease, this two bedroom first floor retirement apartment, ideally situated in a purpose built property for the over-60s community, offering a wealth of in-house facilities, and within a few minutes' walk of the Town Centre and transport links. The property is presented to the market in excellent decorative order, and offers well proportioned accommodation comprising: Entrance hallway, lounge/ dining room, refitted kitchen, two bedrooms and a refitted shower room. Additional benefits include double glazing and on site amenities including communal lounge, lift access to all floors, laundry facilities and guest suites for hire. 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 a private front door into the hallway. There are two good sized built in cupboards and doors to the lounge/diner, bedrooms and shower room. The generous lounge/diner is bright and airy, with ample space for a range of living room and dining furniture. An opening leads to the kitchen, which has been refitted with a modern range of wall and base level units and there are spaces for a cooker and fridge freezer. The master bedroom is a well proportioned L-shaped double bedroom with plenty of space, whilst bedroom two is a suitable guest bedroom. The shower room is large enough to accommodate a bath, if desired, and has been refitted with a low level WC, vanity wash hand basin and walk in shower cubicle.

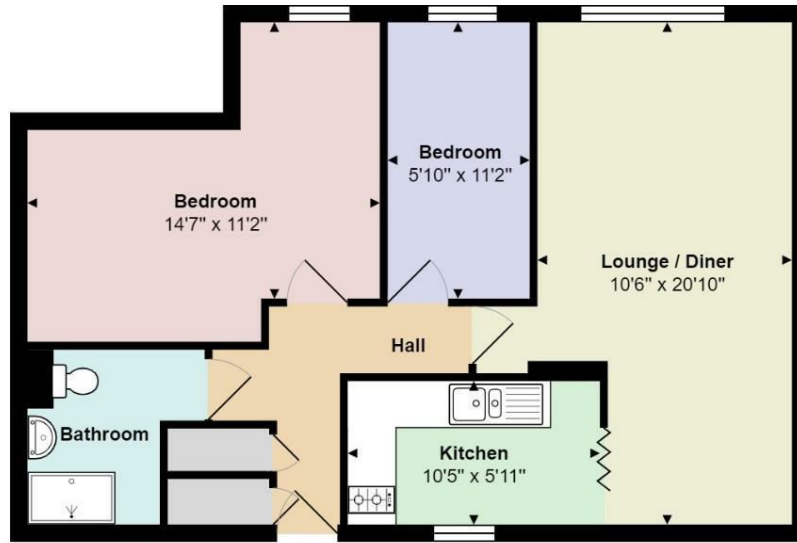
## **Communal Facilities:**

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. (Parking subject to availability)

## Floor Plan

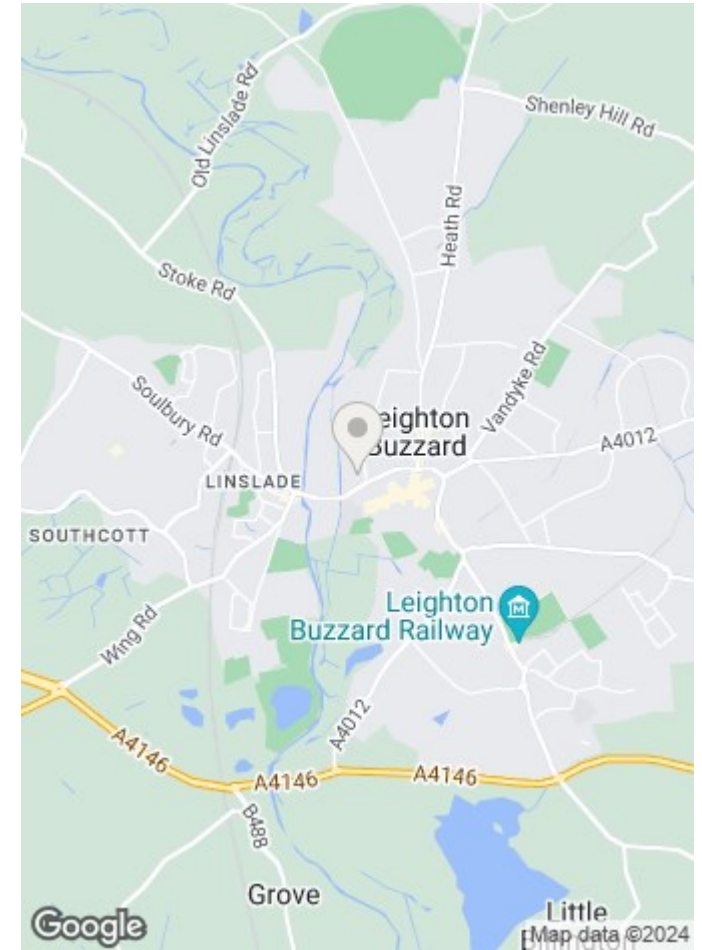


First Floor

Total Area: 619 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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)

