



Rosebery Court, Water Lane
, Leighton Buzzard, LU7 1DL

Price £169,995

2 1 1 C

 **QUARTERS**
YOUR NEXT MOVE

Rosebery Court, Water Lane

, Leighton Buzzard, LU7 1DL

Presented to the market with no upper chain this two bedroom second floor retirement property, situated in this popular over 60s community, situated on the outskirts of the Town Centre, with its many shops, restaurants and amenities. There are also excellent transport links from the property, including regular public transport. The property is presented to the market in excellent order, and provides bright and airy accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two bedrooms and a shower room. Additional benefits include double glazing, electric heating and an abundance of on-site facilities. 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 is a built in storage cupboard, airing cupboard, 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 refitted kitchen, which is fitted with a range of wall and base level units and there is an integrated oven and space for various white goods. The master bedroom is a well proportioned double bedroom which is neutrally decorated and receives plenty of light, whilst Bedroom Two is currently a dining room but would make an suitable guest bedroom. The shower room is large enough to accommodate a bath, if desired, and is currently fitted with a low level WC, pedestal wash hand basin and walk in shower.

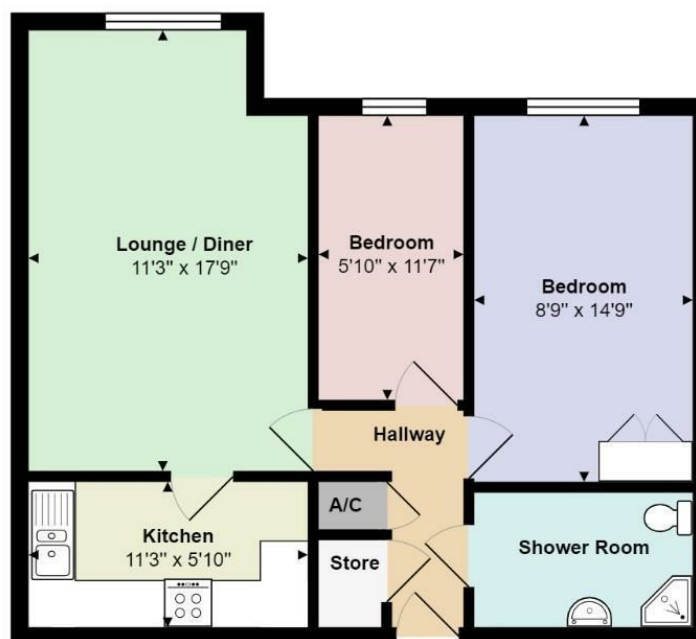
Communal Facilities:

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.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Ground Floor

Total Area: 580 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk