Water Lane

Leighton Buzzard, LU7 1DL

Price £80,000

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QUARTERS

YOUR NEXT MOVE

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Leighton Buzzard, LU7 1DL

Quarters are delighted to offer for sale with no upper chain this one bedroom second 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.

Loctaion:
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 at 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 second 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 is fitted and consists of a low level WC, pedestal wash hand basin and paneled bath. The large main bedroom is bright and airy and is situated to the front aspect, and provides ample space for a variety of bedroom furniture. The living room is a spacious size with a front facing double glazed window and an electric storage heater. There is ample room for a variety of living and dining room furniture. Access to the kitchen is via the living room and the kitchen provides generous worktop space and cupboards over and space for a cooker and fridge/freezer.

Communal Facilities:

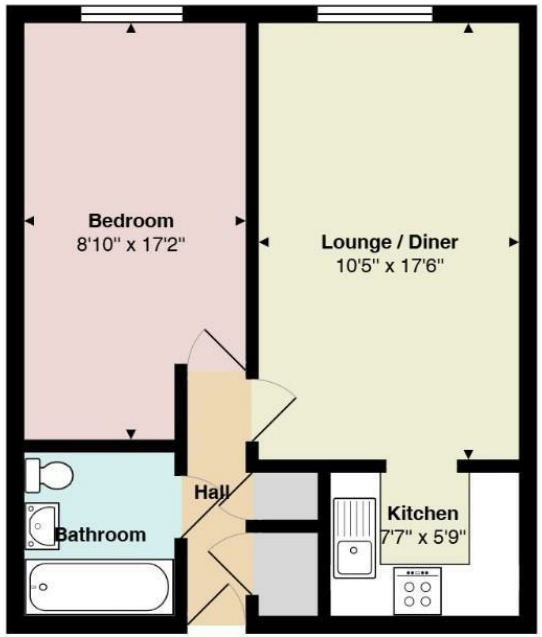
There are a range of communal facilities at Rosebery Court including a social lounge, hairdressers, laundry room, visitors rooms and a library. There are also regular social events for residents.

Outside:

Rosebery Court benefits from communal gardens and parking.

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



Total Area: 472 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.

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