Lammas Walk

Leighton Buzzard, LU7 1JF

Price £190,000

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QUARTERS
YOUR NEXT MOVE

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Leighton Buzzard, LU7 1JF

Quarters are delighted to offer for sale with no upper chain this larger design two double bedroom second floor retirement apartment located within walking distance of the Town Centre, which has a good selection of shops and amenities. The property is presented to the market in good order with spacious accommodation comprising: Communal entrance, entrance hallway, lounge/dining room, fitted kitchen, two double bedrooms (master with en-suite) and bathroom. Additional benefits include communal laundry room, House Manager, lift access to all floors, guest suite available for rent, landscaped communal gardens and parking. Viewing is highly recommended.

Location:
Hamilton Court is situated within easy walking distance of the 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.

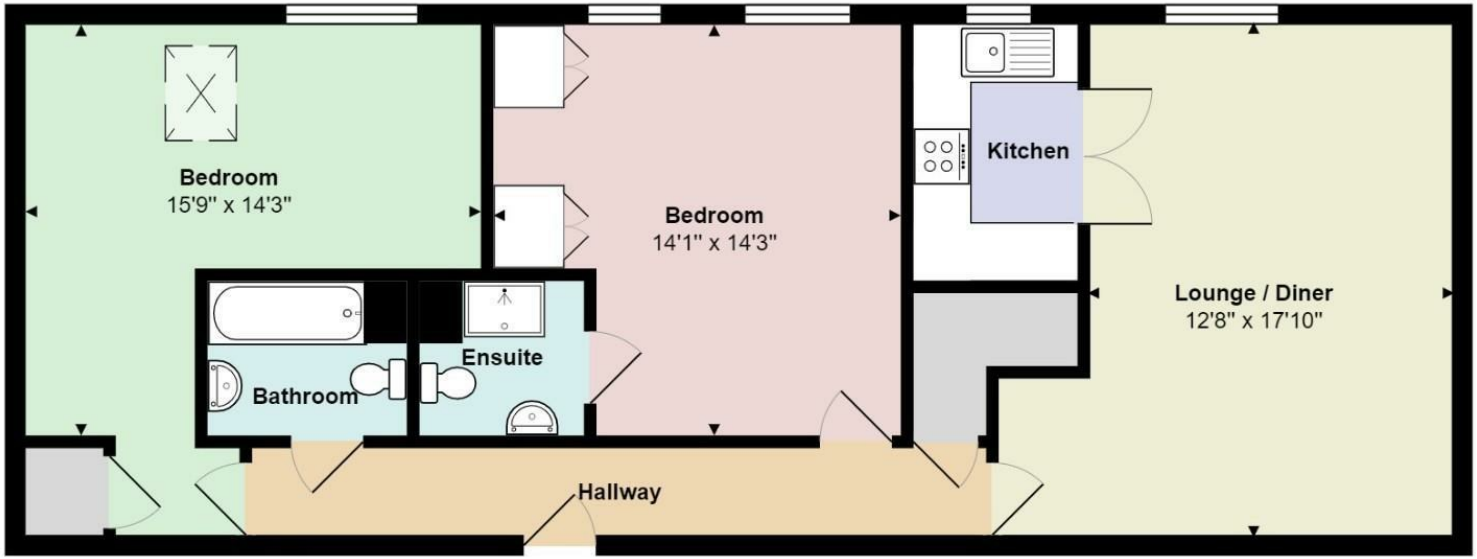
Layout:
Enter via a private front door into the lengthy hallway, which provides access to the lounge/dining room, bedrooms and bathroom, plus there is also a built in airing cupboard with storage space. The lounge/dining room is bright and airy, with views over the communal gardens and plenty of sunlight shines through, as all windows in this property are southerly facing. There is ample space for a range of living room and dining furniture, and doors open to the kitchen, with is fitted with a range of wall and base level units. The kitchen also includes and integrated oven and hob with hood over, whilst there are spaces for additional appliances. The master bedroom is an excellent size, again bright and airy, with two fitted wardrobes providing storage. There is a door to an ensuite shower room which is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and open shower tray with curtain surround. The second bedroom is also a generous room with plenty of space for furniture. A Velux window floods the room with sunlight, and there is also a built in storage cupboard. The bathroom is tiled to all walls, and is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath.

Communal Facilities
There are a range of communal facilities at Hamilton Court including a social lounge, hairdressers, laundry room and a guest suite. There are also regular social events for residents.

Outside:
Hamilton 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



Second Floor

Total Area: 874 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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