



**Hamilton Court, Lammas Walk, Leighton Buzzard, LU7 1JF**

***welcome to***

## **Hamilton Court, Lammas Walk, Leighton Buzzard**

OVER 60'S & GROUND FLOOR - A bright, one-bedroom, retirement apartment with modern kitchen, spacious lounge and excellent communal facilities, close to the local town centre

### **Entrance Hall**

Doors to the lounge, bedroom and shower room.

### **Lounge / Diner**

19' 9" x 11' 2" ( 6.02m x 3.40m )

Electric fireplace and storage heater. Double-glazed window to the rear and double-glazed door to the side path.

### **Kitchen**

7' 1" x 7' ( 2.16m x 2.13m )

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven and electric hob with a chimney style extractor fan over. Space for a washing machine and fridge/freezer. Double-glazed window to the rear.

### **Bedroom**

15' 9" x 8' 9" ( 4.80m x 2.67m )

Built-in wardrobe with hanging rail and storage space, storage heater and double-glazed window to the rear.

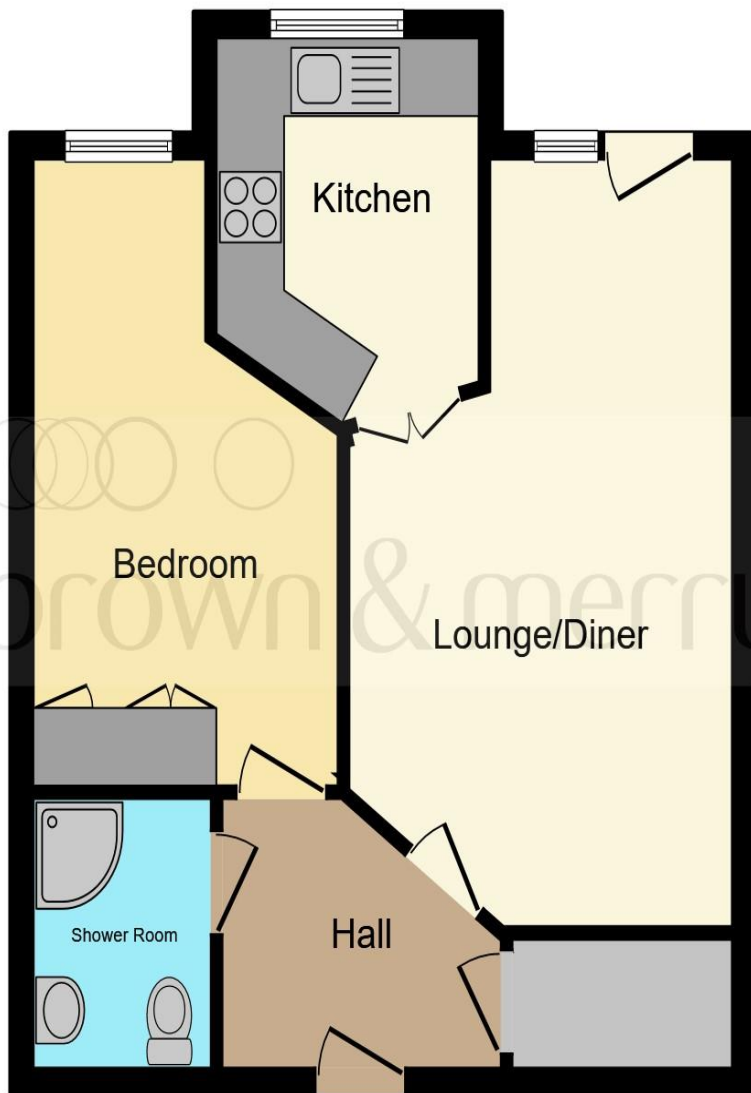
### **Shower Room**

Fully tiled with a wash hand basin with a vanity unit under, low-level WC and a shower cubicle with disabled seat and hand rails. Wall mounted electric heater.

### **Outside**

There is resident and visitor parking plus access to the communal gardens.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Hamilton Court,**  
**Lammas Walk, Leighton Buzzard**

- MODERN SHOWER ROOM
- SIDE DOOR
- RESIDENTS LOUNGE AND GARDENS
- LIFT ACCESS
- CONVENIENT LOCATION NEAR LOCAL AMENITIES

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 3128.74  
Ground Rent: 1127.42

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1997.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£125,000**



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Property Ref:  
LBZ109507 - 0004

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