



Connells

Laburnum Court
Leighton Buzzard



Property Description

Connells are pleased to offer for sale a well-presented retirement apartment in Laburnum Court. New residents accepted from 60 years of age. Located in a quiet area, within walking distance to the local Doctors surgery, bus stop, post office, social centre and town centre.

The available property is a one bedroom apartment on the second floor, with a lounge, kitchen, double bedroom with fitted wardrobes, and a shower room. The site comes with a lift, lounge, laundry, guest facilities, private and well-presented courtyard, conservatory and a hobby room.

For more information or to arrange a viewing, please contact Connells today.

Agents Note

The terms of the lease are 99 years from 01/06/1989 which means there are currently 62 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Front door, storage cupboard, radiator.

Living Room

Window to front aspect, night storage heater, television point, telephone point, feature electric fire place, opening to kitchen.

Kitchen

Fitted kitchen with wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob, space for fridge/freezer.

Bedroom One

Window to front aspect, fitted wardrobe, night storage heater.

Shower Room

Shower cubicle, WC, wash hand basin, electric heated towel rail.

Outside

Communal Gardens

Access to well-maintained landscaped communal gardens.

Communal Facilities

Access to lounge, laundry, guest facilities, private and well-presented courtyard, conservatory and a hobby room.

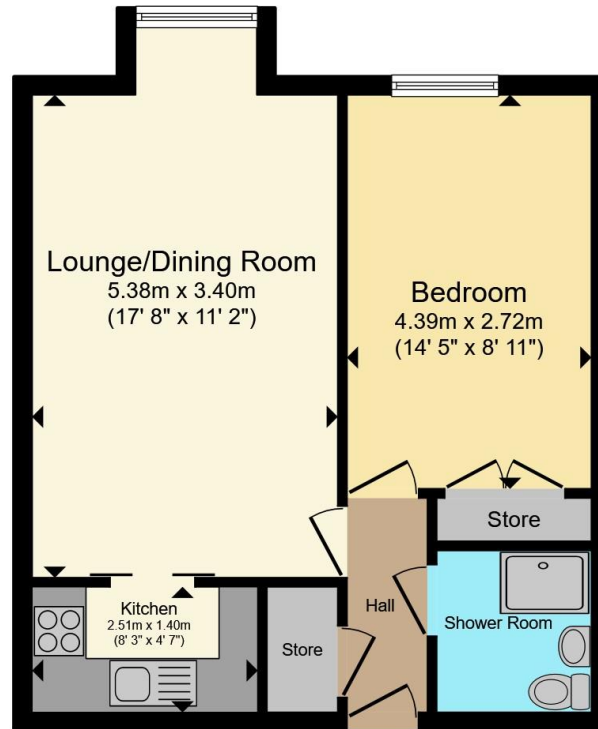
Parking

One allocated parking space.









Total floor area 43.8 m² (472 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 3284.92

Ground Rent:
 148.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311382

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311382 - 0003