



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)

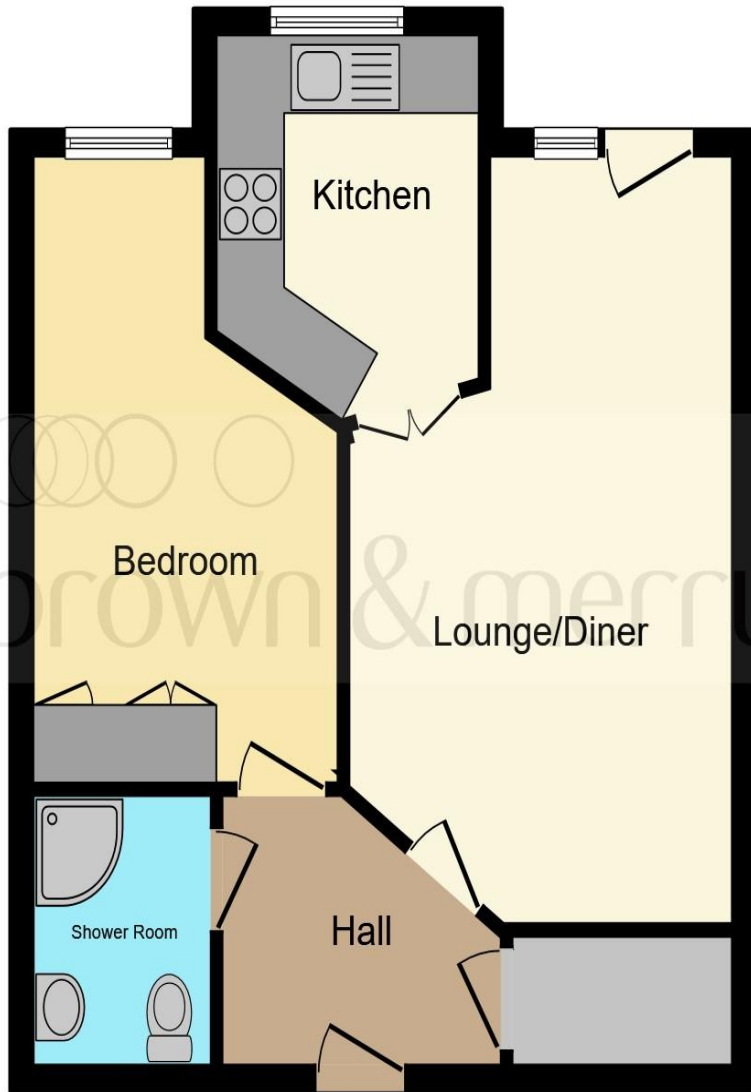
Built-in wardrobe with hanging rail and storage space, storage heater and double-glazed window to the rear.

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



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

£115,000



view this property online [brownandmerry.co.uk/Property/LBZ109507](https://www.brownandmerry.co.uk/Property/LBZ109507)



Property Ref:
LBZ109507 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)