


Water Lane

Leighton Buzzard, LU7

**Price £85,000**

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QUARTERS

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# Water Lane, Leighton Buzzard, LU7 1DL

We are delighted to offer for sale with no upper chain this one bedroom first 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 excellent order, with newly fitted carpets, and provides accommodation comprising: Entrance hallway, lounge/dining room, refitted kitchen, bedroom and refitted bathroom . Additional benefits include double glazing, on-site facilities including laundry room, social lounge, hairdressers, library and communal parking. Viewing is highly recommended.

**Location:**
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.

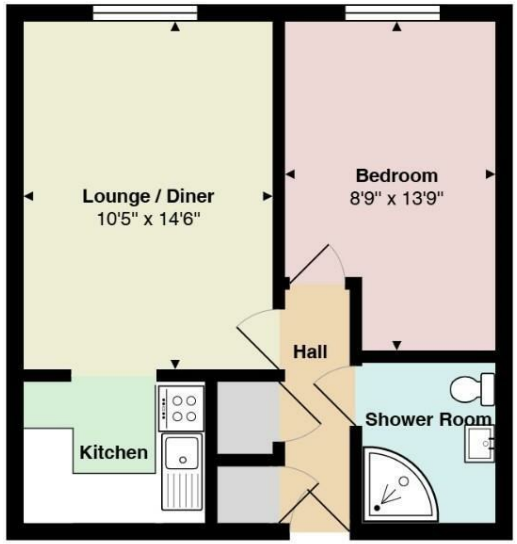
**Layout:**
Enter via the first floor front door to a spacious hallway which has access doors to the bathroom, bedroom and living room. Additionally there is a roomy storage cupboard and an airing cupboard. The bathroom has been refitted and consists of a low level WC, shower cubicle and a vanity wash hand basin. The large main bedroom is bright and airy and is situated to the front aspect, a large double glazed window, electric storage heater and space for a wardrobe. The living room is a spacious size with a front facing double glazed window and an electric storage heater. You can access the kitchen from the living room which benefits from generous storage 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. (Parking subject to availability)

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.

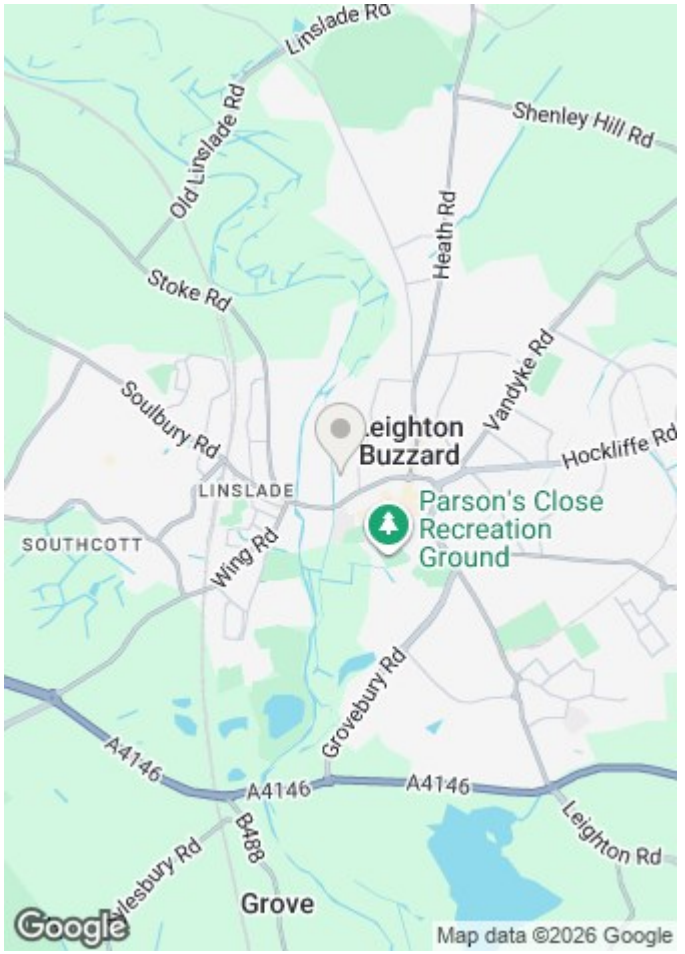
## Floor Plan




Total Area: 412 ft²

All measurements are approximate and for display purposes only

## Map




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