

Rosebery Court, Water Lane

Leighton Buzzard, LU7 1DL

Price £130,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this well-presented two bedroom top floor retirement apartment, exclusively for the over 60s, situated within the highly regarded Rosebery Court development on the outskirts of Leighton Buzzard town centre. Offering bright and spacious accommodation throughout, the property comprises: Entrance hall, lounge/dining room, kitchen, two bedrooms and a shower room. Additional benefits include double glazing, electric heating, beautifully maintained communal gardens and an excellent range of on-site facilities designed to provide a comfortable and sociable lifestyle. 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.

























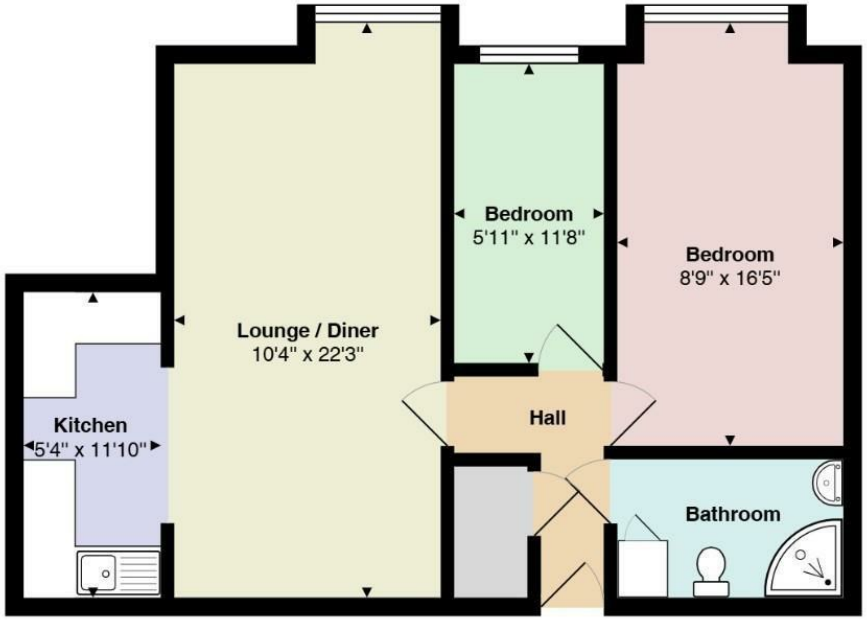
Layout:
A private front door opens into a welcoming entrance hall, where useful built-in storage and an airing cupboard provide excellent practicality. Doors lead to the living room, bedrooms and bathroom, creating a well-planned and easily accessible layout. The lounge/dining room is a particularly bright and spacious reception room with ample space for a variety of living and dining furniture. Large windows provide pleasant views across the communal gardens, creating a peaceful outlook that can also be enjoyed from both bedrooms. An open doorway leads through to the kitchen, allowing the accommodation to flow naturally. The kitchen is fitted with a range of wall and base level units complemented by work surfaces over, with spaces for a cooker and fridge/freezer, providing a practical space for everyday cooking. The master bedroom is a generous double room with ample space for a range of bedroom furniture, whilst the second bedroom offers excellent versatility as a guest bedroom, hobby room or study. Completing the accommodation is the spacious shower room, fitted with a walk-in shower, low level WC and pedestal wash hand basin. The room is of a size that could accommodate a bath if preferred by a future owner.

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.

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



Ground Floor

Total Area: 624 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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