

48 Aspley Court, Bedfordshire, MK40 2UH



Price: £100,000

Lease: 86 years and 4 months

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR.

Aspley Court is an established purpose built retirement development offering independent living for the over 60's with the benefit of an onsite Development Manager and 24 hour Appello call system. The development is ideally situated for all local amenities. It was constructed by Retirement Appreciation and comprises 58 properties arranged over 4 floors each served by a lift. Development features include established communal gardens, a private car park, communal lounge and laundry facilities and 2 guest suites. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. The development is ideally situated for all

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello system
- Communal Gardens and Private car park

- Development Manager
- 2 Guest Suites
- Minimum Age 60
- Lift to all floors
- Lease: 125 years from 1987

- Service Charge £3492.89
- Ground Rent £410.00
- Price to include carpets, curtains and light fittings



For more details or to make an appointment to view, please contact **Mandy Abbott**

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Visit us at:

[retirementhomeseach.co.uk](http://retirementhomeseach.co.uk)



Total floor area 54.5 sq.m. (587 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).  
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**For Financial Year Ending: 31/12/2025**  
**Annual Ground Rent:** £410  
**Ground Rent Period Review:** 01/04/2029  
**Annual Service Charge:** £3492.89  
**Council Tax Band:** B

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