Hamilton Court

Leighton Buzzard, LU7

Price £120,000

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Hamilton Court, Leighton Buzzard, LU7 1JF

We are delighted to offer for sale with no upper chain this one bedroom first floor retirement apartment, ideally located within walking distance of the town centre which has an excellent selection of shops and amenities. There is an excellent over-60's community spirit at Hamilton Court, and the property is presented to the market in good order with accommodation comprising: Entrance hallway, lounge/dining room, kitchen, double bedroom and a shower room . Additional benefits include double glazed windows, on-site facilities including laundry room, social lounge, and communal parking. Viewing is highly recommended.

Location:
Hamilton Court is situated within easy walking distance of the 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 front door to a spacious hallway with doors to the shower room, bedroom, lounge and an airing cupboard. Additionally there is an emergency intercom and security door system panels. The shower room has been refitted with a modern shower cubicle, low level WC and vanity wash hand basin. The double bedroom faces the front aspect of the property and provides ample space for a variety of bedroom furniture. The lounge/dining room has a bright and airy feel due to the good size window at the front and provides a wealth of space for a range of living and dining room furniture. Off the lounge/dining room is a well proportioned kitchen with a fitted oven and hob, and there is additional space for various white goods and ample work surface space. Additionally the kitchen benefits from a good size window to the front aspect.

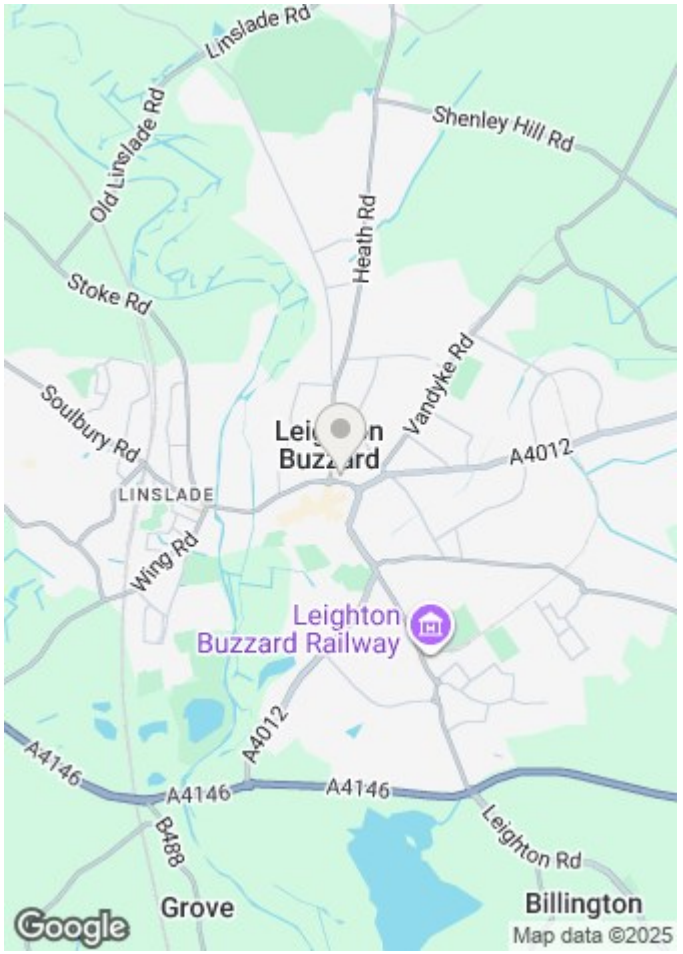
Communal facilites:
There are a range of communal facilities at Hamilton Court including a social lounge, hairdressers, laundry room and a guest suite. There are also regular social events for residents.

Outside:
Hamilton 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

Map



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17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T : 01525 853733 E : info@quarterslb.co.uk

www.quartersestateagents.co.uk