



Rosebery Court  
Leighton Buzzard, LU7  
Price £180,000



# Rosebery Court, Leighton Buzzard, LU7 1DL

Quarters are delighted to offer for sale with a renewed lease, this two bedroom first floor retirement apartment, ideally situated in a purpose built property for the over-60s community, offering a wealth of in-house facilities, and within a few minutes' walk of the Town Centre and transport links. The property is presented to the market in excellent decorative order, and offers well proportioned accommodation comprising: Entrance hallway, lounge/ dining room, refitted kitchen, two bedrooms and a refitted shower room. Additional benefits include double glazing and on site amenities including communal lounge, lift access to all floors, laundry facilities and guest suites for hire. Viewing is highly recommended.

## **Entrance Hallway:**

Enter via front door. Telephone entry system. Doors to both bedrooms, shower room and lounge/ dining room. Storage cupboard. Airing cupboard. Coving to ceiling.

## **Lounge/ Dining Room:**

20'9" (max) x 10'6" (max)  
Double glazed window to rear aspect. Feature fireplace. Television point. Telephone point. Emergency pull cord. Coving to ceiling. Folding door to:

## **Kitchen:**

10'5" x 5'10"  
Window to front aspect. Wall mounted fan heater. Refitted kitchen comprising one and a half bowl sink with cupboard under. Further range of wall and base level units with work surface over. Tiling to water sensitive areas. Space for fridge freezer and dishwasher. Two ring hob. Wall mounted extractor fan. Emergency pull cord.

## **Bedroom One:**

14'7" (max) x 11'1" (max)  
Double glazed window to rear aspect. Emergency pull cord. Television point. Coving to ceiling.

## **Bedroom Two:**

11'2" x 5'9"  
Double glazed window to rear aspect. Electric heater. Emergency pull cord. Coving to ceiling.

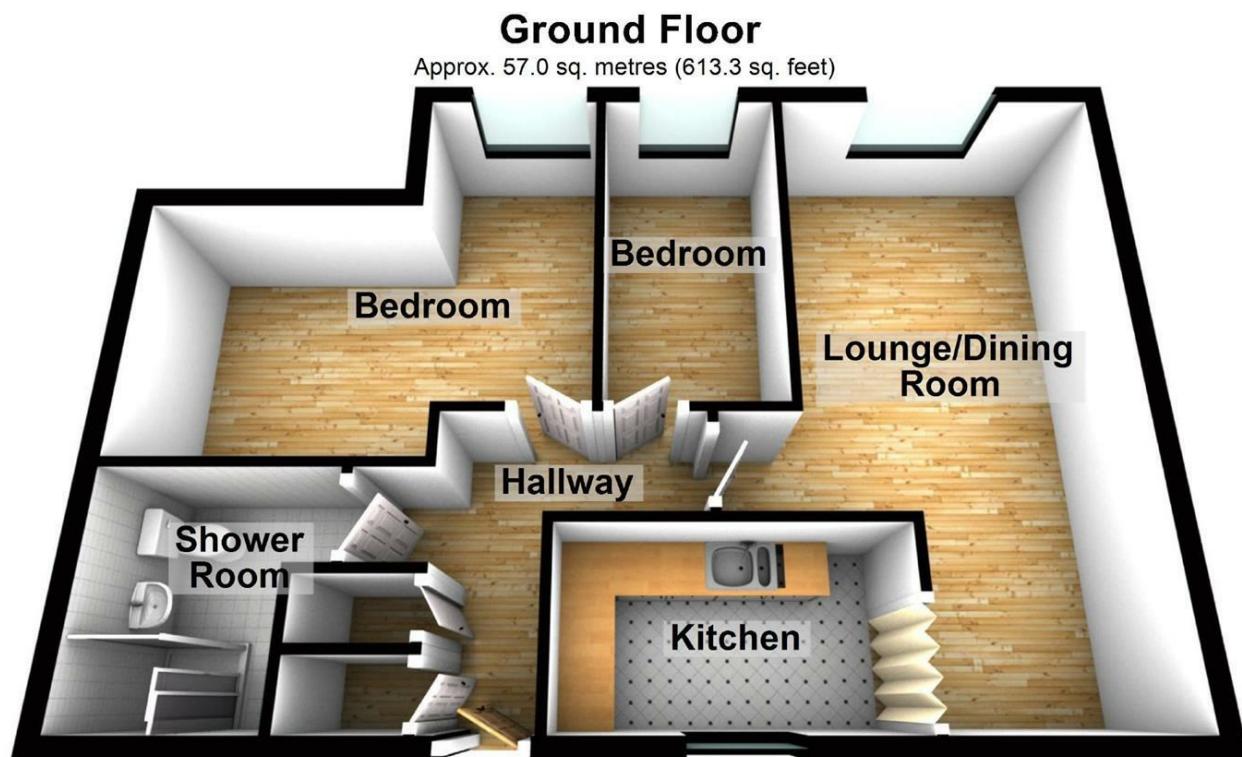
## **Shower Room:**

Chrome heated towel rail. Wall mounted fan heater. Refitted suite comprising low level WC, vanity wash hand basin and shower cubicle. Tiling to all walls. Extractor fan. Emergency pull cord.

## **Agent's Note:**

This is a leasehold property. Our vendor advises there are approximately 65 years remaining on the lease. Service charges approximately £2,230.85 p.a. Ground rent: £328.64. Council Tax Band: C

## Floor Plan



Total area: approx. 57.0 sq. metres (613.3 sq. feet)

## Map

