



Water Lane  
Leighton Buzzard, LU7  
Price £179,995



QUARTERS  
YOUR NEXT MOVE

# Water Lane, Leighton Buzzard, LU7 1DL

Quarters are delighted to offer for sale with no upper chain this two bedroom ground floor retirement property, situated in this popular over 60s community, situated on the outskirts of the Town Centre, with its many shops, restaurants and amenities. There are also excellent transport links from the property, including regular public transport. The property is situated close to the communal lounge and laundry room, and is presented to the market in excellent order, providing bright and airy accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two bedrooms and a shower room. Additional benefits include double glazing, electric heating and abundance of on-site facilities. 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 as 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 a private front door into the hallway. There is a built in storage cupboard, airing cupboard, and doors to the lounge/diner, bedrooms and shower room. The generous lounge/diner is bright and airy, with ample space for a range of living room and dining furniture, and there are pleasant views out to the communal gardens, which can also be enjoyed from both bedrooms. An opening leads to the kitchen, which is fitted with a range of wall and base level units and there are spaces for a cooker and fridge freezer. The master bedroom is a well proportioned double bedroom with plenty of space, whilst bedroom two is a suitable guest bedroom. The shower room is large enough to accommodate a bath, if desired, and is currently fitted with a low level WC, pedestal wash hand basin and walk in shower.

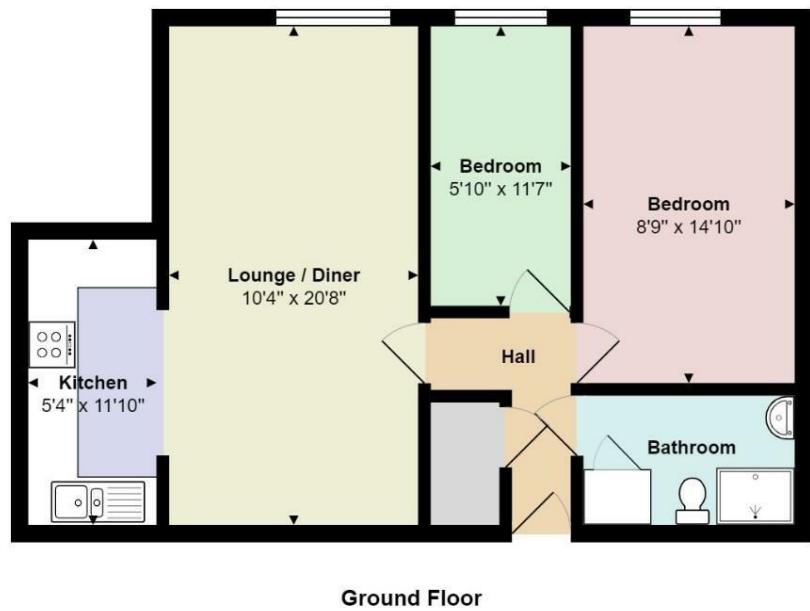
## **Communal Facilities:**

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.

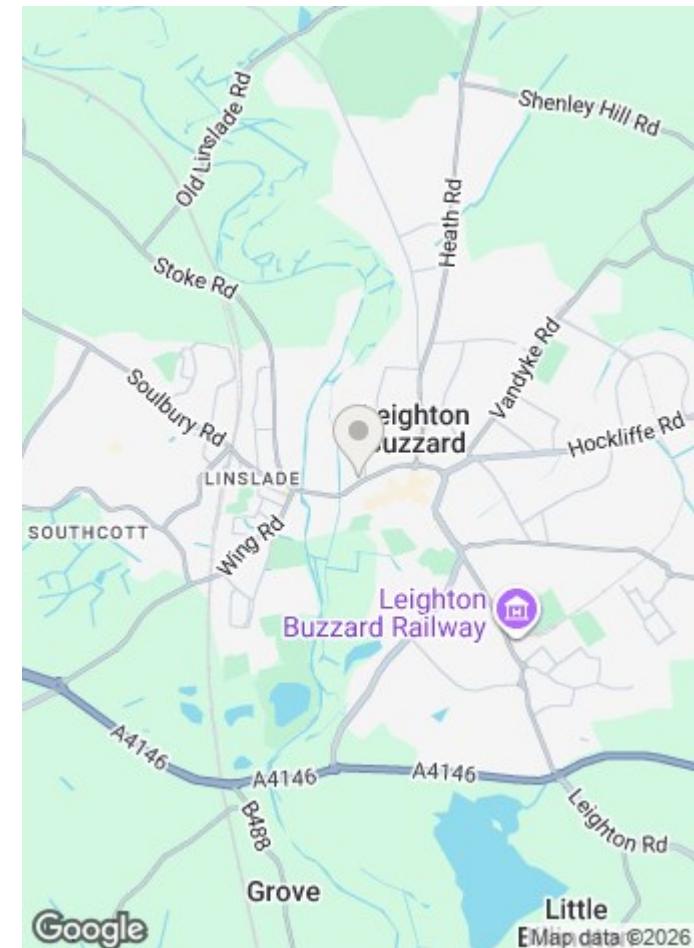
## **Outside:**

Rosebery Court benefits from communal gardens and parking.

## Floor Plan



## Map



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