

Rosebery Court

Leighton Buzzard, LU7

Offers In Excess Of £160,000

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QUARTERS

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Rosebery Court, Leighton Buzzard, LU7 1DL

We are delighted to offer for sale this two bedroom ground 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 good order, and offers well proportioned accommodation comprising: Entrance hallway, lounge/ dining room, kitchen, two bedrooms and a 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.

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.

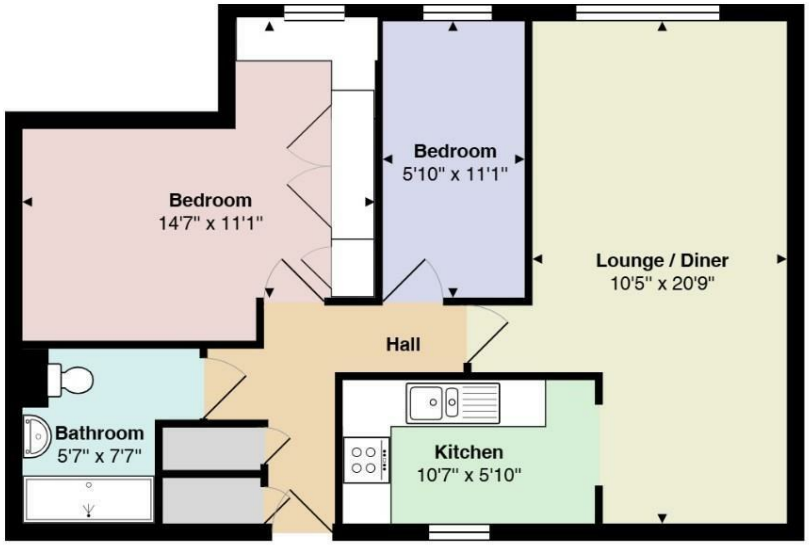
Layout:
Enter via a private front door into the hallway. There is a built in storage cupboard, airing cupboard, and doors to the lounge/diner, bedrooms and shower room. The generous lounge/diner is bright and airy, with ample space for a range of living room and dining furniture, and there are pleasant 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 or study. 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. (Parking subject to availability)

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

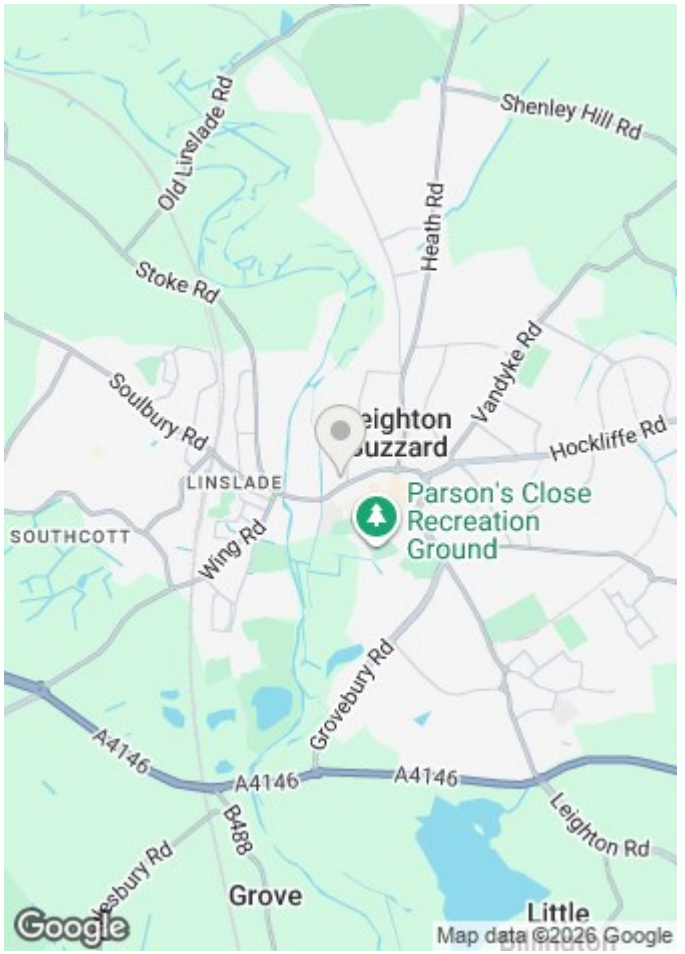


First Floor

Total Area: 619 ft²

All measurements are approximate and for display purposes only

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






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