



54 Hamilton Court

Lammas Walk, Leighton Buzzard, LU7 1JF

Price £125,000



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Lammas Walk, Leighton Buzzard, LU7
1JF

Quarters are delighted to offer for sale this spacious one bedroom second floor retirement flat, located within walking distance of the town centre which has an excellent selection of shops and amenities. Presented to the market in good order, the accommodation comprises: Communal entrance, entrance hallway, lounge/dining room, fitted kitchen, double bedroom and a refitted shower room. Additional benefits include communal laundry room, site manager, guest suite available for rent, landscaped communal gardens and parking. Viewing is highly recommended.

Communal Entrance:

Entrance Hallway:

Enter via front door. Secure entry phone system. Doors to bedroom and bathroom. Airing cupboard. Loft access. Coving to ceiling. Door to:

Lounge/Dining Room:

12'10 x 12'6 (3.91m x 3.81m)
Double glazed window to rear aspect.
Electric heater. Television point.
Telephone point. Coving to ceiling.
Double doors to:

Kitchen:

7'3 x 7'0 (2.21m x 2.13m)
Wall mounted fan heater. Double glazed window to rear aspect. Fitted kitchen comprising stainless steel sink with cupboard under. Further range of wall and base level units with roll edge worksurface over. Integrated oven and hob with a filter hood over. Space for fridge and freezer. Tiling to water sensitive areas. Coving to ceiling.





Bedroom:

17'8 x 7'8 (5.38m x 2.34m)
Double glazed window to rear aspect.
Electric heater. Fitted wardrobes.
Coving to ceiling.

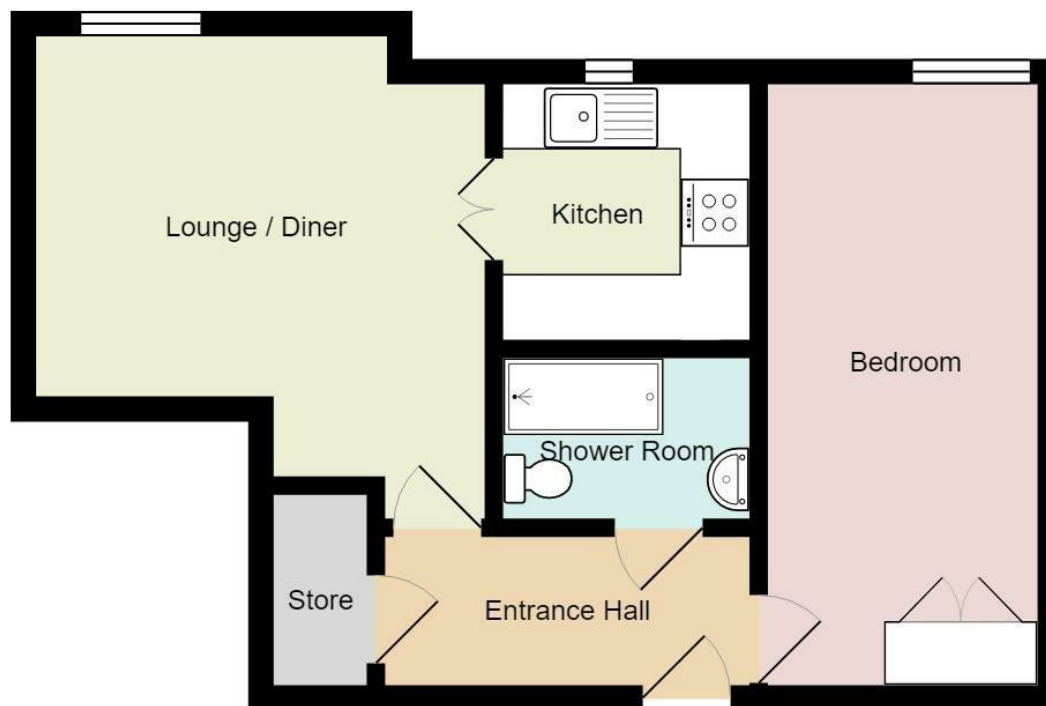
Shower Room:

Wall mounted fan heater. Refitted suite comprising low level WC, vanity wash hand basin and shower cubicle. Tiling to all walls. Coving to ceiling. Extractor fan.



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



Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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

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