



Hamilton Court  
Leighton Buzzard, LU7  
**£100,000**



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**QUARTERS**  
YOUR NEXT MOVE



# Hamilton Court, Leighton Buzzard, LU7 1JF

We are delighted to offer for sale this spacious one bedroom ground floor retirement flat located within walking distance of the town centre which has an excellent selection of shops and amenities. The accommodation comprises: Communal entrance, entrance hallway, 19ft lounge/dining room, fitted kitchen, double bedroom and shower room. Additional benefits include communal laundry room, site manager, guest suite available for rent, landscaped communal gardens and 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 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 the front door to a spacious hallway with doors to the shower room, bedroom, lounge and an airing cupboard. The property benefits from an emergency intercom and secure door entry system. The spacious lounge/diner easily accommodates both living room furniture and a dining table. Situated just off the lounge, is a well proportioned kitchen which features an electric hob with a separate oven, as well as space for under-counter fridge and freezer. The bedroom comes complete with fitted wardrobes and provides ample room for additional bedroom furniture. The bathroom benefits from a walk-in shower, vanity wash basin and low-level WC. A large cupboard in the hallway provides generous storage and also serves as the airing cupboard.

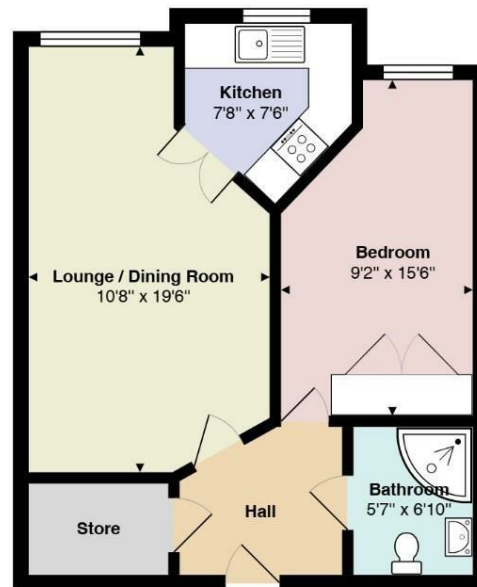
## **Communal Facilities:**

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.

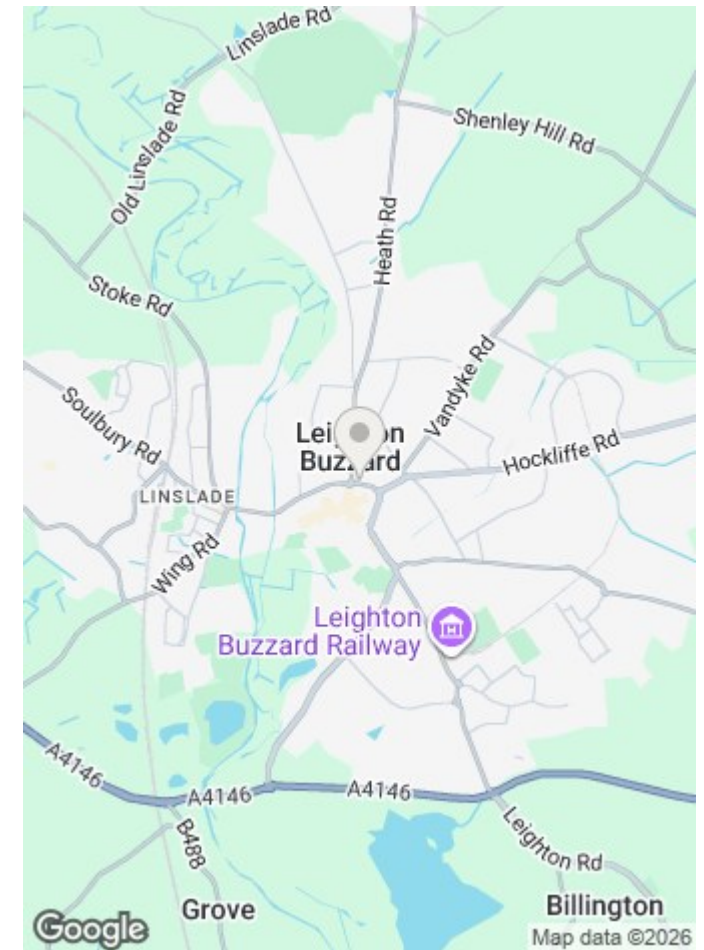
## Floor Plan



Total Area: 500 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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