



1 bed retirement property to buy in LU7

Lammas Walk, Leighton Buzzard,
Bedfordshire, LU7 1JF

£85,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000
- ✓ Popular Hamilton Court in Leighton Buzzard
- ✓ Spacious One Double Bedroom Retirement Apartment
- ✓ Sold via 'Secure Sale'
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

One double bedroom retirement apartment | heart of leighton buzzard town centre | 17FT lounge/dining room with separate kitchen | master bedroom | no chain

Situated within the popular Hamilton Court right in the heart of the Leighton Buzzard town centre is this ONE DOUBLE BEDROOM RETIREMENT APARTMENT.

More About The Location... - Hamilton Court was constructed by McCarthy & Stone (Developments) Ltd and comprises a total of 62 properties arranged over 4 floors each served by lift. It is situated right in the heart of Leighton Buzzard offering a very short walk into the town centre within minutes where you can benefit from numerous local amenities like shops, restaurants., cafes, pharmacies, opticians and hairdressers aswell as a vibrant twice-weekly charters market.

There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.

Accommodation - The property comes with good size accommodation which includes an entrance hallway, generous sized 17Ft open plan living/dining room, separate kitchen, double bedroom, a spacious shower room and a large storage cupboard housing the water cylinder.

Parking - There are numerous parking bays to the front of the main entrance for residents and visitors.

Communal Areas & Additional Information - The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Apollo call system. To the exterior of the property there are well kept and treated communal garden areas which are securely gated and provide opportunity to sit and enjoy.

Hamilton Court benefits from lots of amenities including a communal laundry room, a guest suite available for rent at a small charge per night, aswell as a communal sitting room.

It is a condition of purchase that residents be over the age of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Utilities Connected - The property has mains water, sewerage and drainage connected. Heating is by way of wall mounted electric radiators and how water is via immersion heater. There is mains electricity connected.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 97

Annual Ground Rent Amount: £578.00

Annual Service Charge Amount: £3,030.00

Price: Starting Bid £85,000

Property Type: Retirement property

Parking: Communal

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

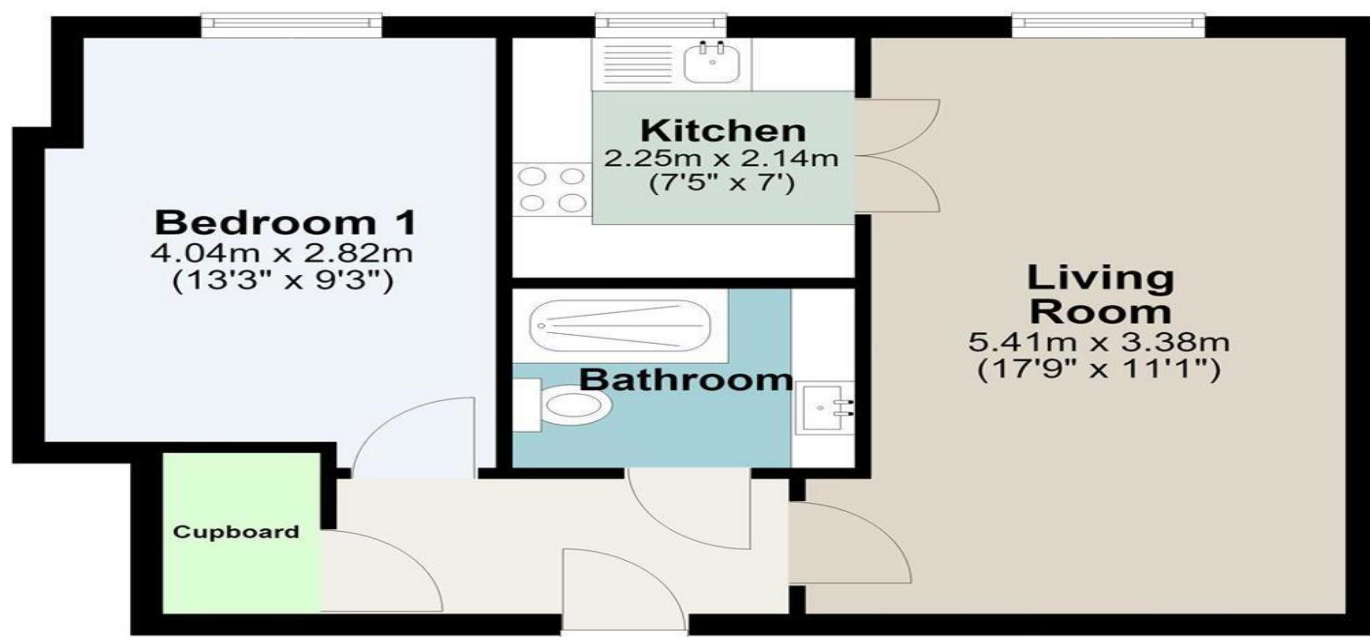
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Ground Floor



Total area: approx. 42.5 sq. metres (457.3 sq. feet)

This floorplan is for illustrative purposes only. Room sizes and layout are approximate and should not be relied upon as exact. Buyers should verify measurements and details independently before making any decisions.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Lammas Walk, Leighton Buzzard, Bedfordshire, LU7 1JF

Contact your local branch today for more information on this property:

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