

33 Hamilton Court

Lammas Walk, Leighton Buzzard, Bedfordshire, LU7 1JF



PRICE: £125,000

Lease: 125 years from 1997

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR. Hamilton Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 3 floors each served by lift. Situated within walking distance to the Town Centre with its shops, Theatre and Library and Bus route to the large shopping centre in Milton Keynes. Bletchley Park with its War Museum and Woburn Abbey with its Safari Park are also in the surrounding area for days out. 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 Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. 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.

Residents' lounge
Communal Laundry and gardens
24 hour emergency Appello system
Video Door Entry System
Lift to all floors

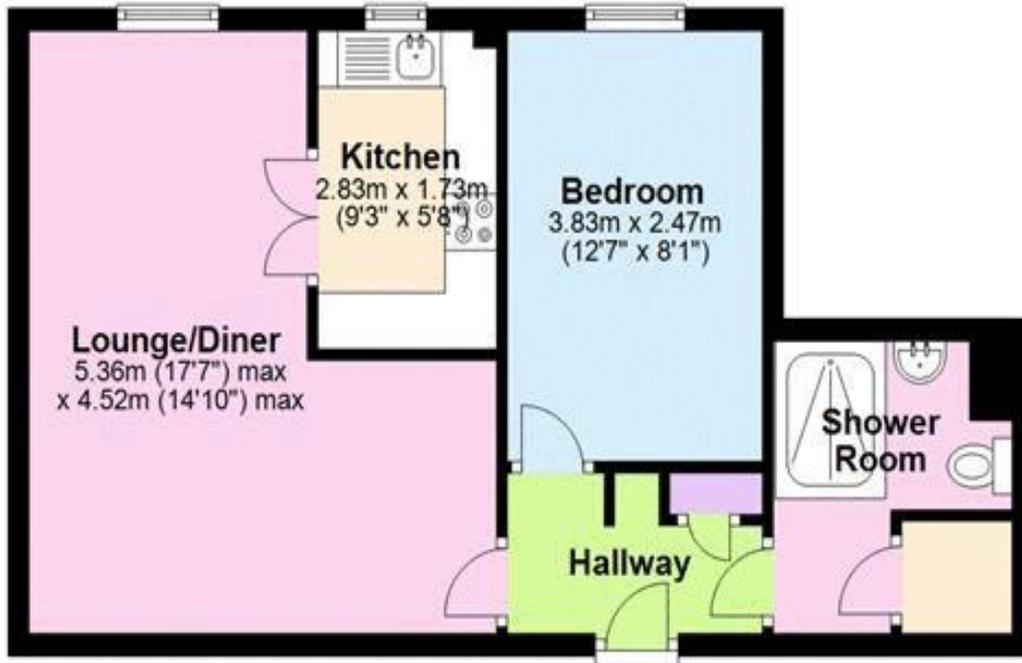
Guest Suite
Development Manager
Lease: 125 years from 1997
Price to include carpets and light fittings.



**For more details or to make an appointment to view, please contact
Mandy Abbott**

Flat

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 44.0 sq. metres (473.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	85
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£300.00

Ground Rent Period Review:

Next uplift 2020

Annual Service Charge:

£2950.34

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.