

10 Laburnum Court (Leighton Buzzard)

Millstream Way, Leighton Buzzard, Bedfordshire, LU7 3WL



PRICE: £125,000

Lease: 99 years from 1989

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR BENEFITTING FROM AN UPDATED KITCHEN AND FRENCH DOORS TO THE COMMUNAL GARDENS Laburnum Court comprises 37 properties arranged over 3 floors and is served by a lift. The 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager
Communal Lounge, Conservatory and
Laundry
Guest Suite and Lift
Communal Satellite TV Aerial & SKY
Leisure room and Hairdresser

24 hour emergency Appello system
Minimum Age 60
Lease 99 years from 1989
Lease 99 years from 1989



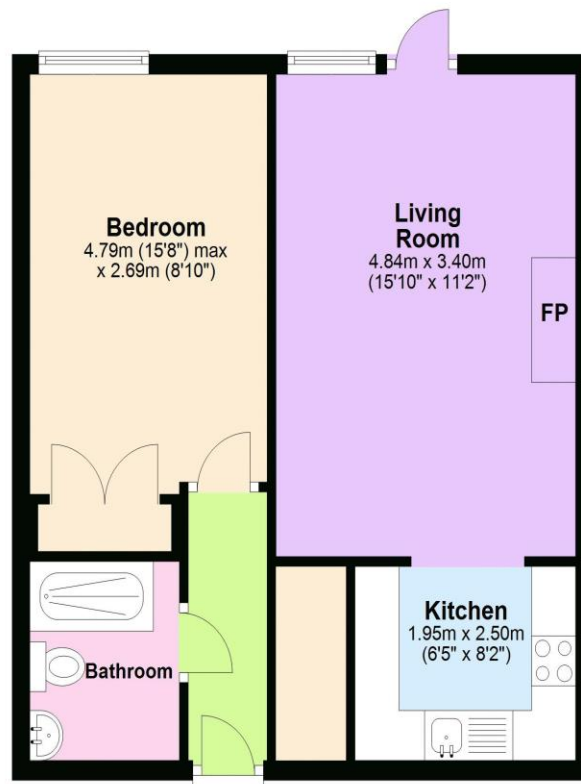
**For more details or to make an appointment to view, please contact
Mandy Abbott**

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RETIREMENT
HOMESearch

Flat

Approx. 42.6 sq. metres (458.1 sq. feet)



Total area: approx. 42.6 sq. metres (458.1 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.

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	86
(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	

For Financial Year Ending:

31/03/2024

Annual Ground Rent:

£TBC

Ground Rent Period Review:

Next uplift 2030

Annual Service Charge:

£3196.25

Council Tax Band:

B

Event Fees:

0% Transfer

2% 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.