

41 Rosebery Court

Water Lane, Leighton Buzzard, Bedfordshire, LU7 1DL



PRICE: £100,000

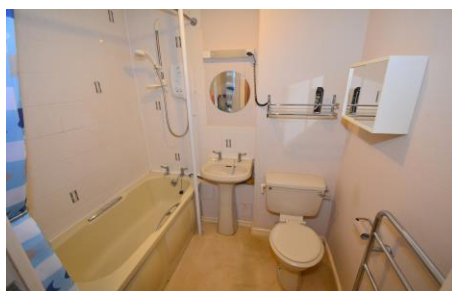
Lease: 99 years from 1988

Property Description:

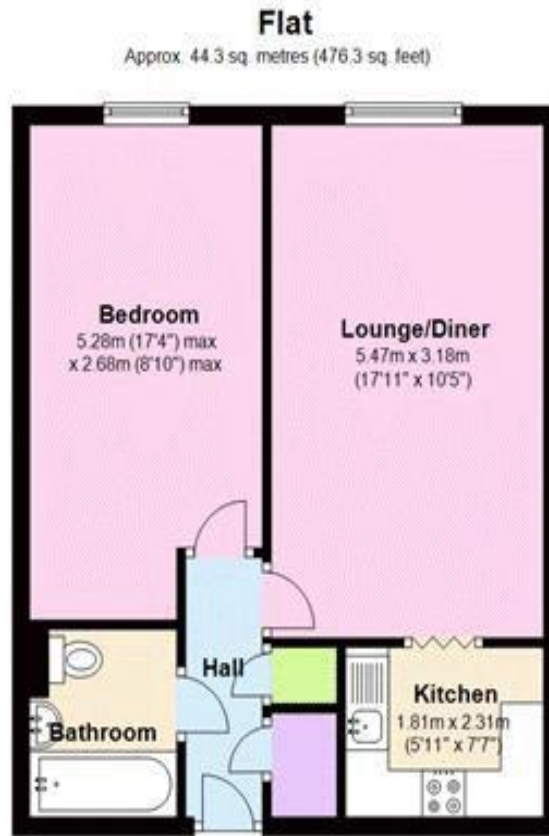
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR Rosebery Court was constructed by Anglia Secure Homes and comprises 63 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency during office hours. For periods when the Development Manager is off duty there is a 24 hour emergency call system managed by Openview. 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.

Residents' lounge
Communal Laundry x 2
24 hour emergency Openview call system.
Hairdressing Salon and Library/Reading room
Minimum Age 60

Guest Suite x 2
Development Manager
Lift to all floors
Lease : 99 years from 1988



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



Total area: approx. 44.3 sq. metres (476.3 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			
(69-80) C		79	86
(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		76	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:

31/03/25

Annual Ground Rent:

£246.49

Ground Rent Period Review:

Next uplift 2033

Annual Service Charge:

£3122.87

Council Tax Band:

B

Event Fees:

1% Transfer

0% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



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.