



**Hamilton Court, Lammas Walk, Leighton Buzzard, LU7 1JF**

**welcome to**

## **Hamilton Court, Lammas Walk, Leighton Buzzard**

AVAILABLE NOW! ONE bedroom GROUND floor GARDEN flat. Separate kitchen, easy access Shower Room, lounge/diner with garden access. Lift available to all floors. Communal Laundry, Guest Suite and shared Lounge area. Car Parking available. Short walk into TOWN CENTRE.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Communal Entrance**

Intercom access through front doors leading to communal areas, lift, stairs and lower ground flat.

### **Entrance Hall**

Hanging space for coats. Built in storage cupboard. Fuse box. Intercom entry system. Emergency pull cord. Smoke alarm. Doors leading into shower room, bedroom and lounge.

### **Lounge**

Double glazed window overlooking garden area. Double glazed glass casement door opening to garden. Stora wall mounted storage heater. Coving to ceiling. TV and radio point. Emergency pull cord. Panel doors into kitchen.

### **Kitchen**

Double glazed window overlooking garden area. Range of fitted storage cupboards and drawers at base and eye level with work surface over. Built in eye level oven. Extractor fan. Induction hob. Tiling to splash back areas. Space for under unit fridge, space for under unit freezer. Stainless steel sink and drainer unit. Emergency pull cord.

### **Bedroom**

Double glazed window overlooking garden. Stora wall mounted storage heater. Wall lights. Coving to ceiling. Emergency pull cord.

### **Shower Room**

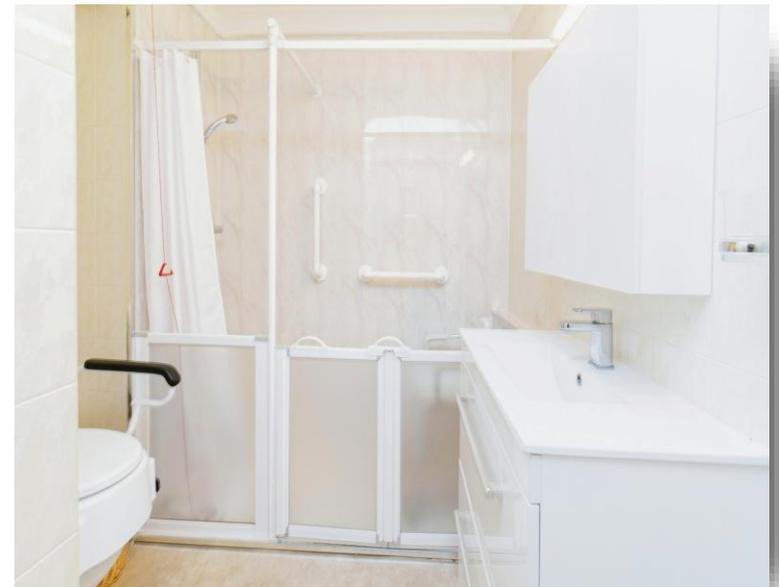
Fully tiled walls. WC. Wash hand basin with mixer tap with concealed twin storage drawers under. Walk in shower tray with half height shower enclosure and rise and fall shower. Extractor fan. Fitted handrails. Wall heater. Emergency pull cord.

### **Outside Garden Area**

Garden accessible from flat. Communal garden with gated access to road. Mostly lawned with landscaping, small trees, shrubs and bedding plants. Pergola. Seating areas.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Hamilton Court,**  
**Lammas Walk Leighton Buzzard**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ONE-BEDROOM GROUND FLOOR
- ACCESSIBLE SHOWER ENCLOSURE

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 2950.34  
Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ109581](https://www.brownandmerry.co.uk/Property/LBZ109581)



Property Ref:  
LBZ109581 - 0002

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