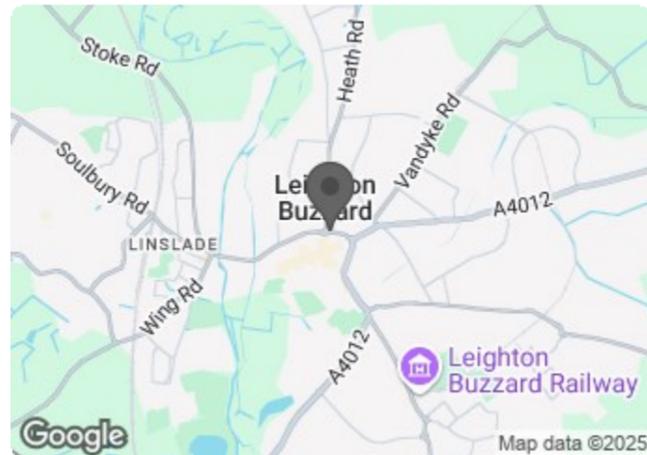


Total floor area 59.0 sq.m. (635 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		75	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 11 Norton Court

Leston Road, Leighton Buzzard, LU7 1FU



**Asking price £240,000 Leasehold**

BEAUTIFULLY PRESENTED, first floor retirement apartment with EASY ACCESS to the TOWN CENTRE. Spacious, DUAL ASPECT lounge with a JULIET BALCONY. Modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and contemporary shower room completes this lovely apartment.

**Call us on 0345 556 4104 to find out more.**

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# Leston Road, Leighton Buzzard, Bedfordshire, LU7 1FU

## Norton Court & Local Area

Norton Court, constructed in 2015 by McCarthy & Stone, is a development consisting of 30 Retirement Living apartments. Situated on Leston Road less than 0.5 miles from the High St and an abundance of entertainment attractions, eateries, and amenities such as; Post Office; Theatre; Restaurants & Coffee Shops. The development has been designed to support modern independent living with all apartments featuring walk in wardrobes, underfloor heating, Sky+ connection point in living rooms, camera entry system for use with a standard TV, and En-suite shower/bathroom in selected two bedroom apartments. The development has a dedicated House Manager on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## Entrance Hall

Front door with spy hole and letter box leads to the entrance hall where the 24-hour emergency response system is situated. Door to a large walk-in storage cupboard/airing cupboard. Smoke detector. Security door entry system with intercom.

## Living Room

Bright and airy, dual aspect living room benefitting from a Juliet balcony with fitted blinds and curtains. Electric fire and surround provides a great focal point. Ample room for a dining table and chairs. TV point with Sky+ connectivity, telephone point. Ceiling light. Raised electric power sockets. Part glazed door leading to the kitchen.

## Kitchen

Modern fitted kitchen with a range of base and eye level units. Roll edge work surfaces with tiled splash back. A UPVC double glazed window with fitted blind, is positioned above the stainless steel sink unit. Built in, waist level electric oven. Ceramic four ringed hob with cooker hood. Integral fridge and freezer.

## Bedroom

A double bedroom with door to walk-in wardrobe housing rails and shelving. Ceiling light point. TV point and telephone point. A range of power sockets. Two double glazed windows with fitted blinds and curtains. The additional area would be ideal for use as an office space.

## Shower Room

An immaculate fully tiled shower room with suite comprising; level access shower cubicle with grab rail; WC; vanity unit with inset wash basin and mirror above; shaver point; heated towel rail. Emergency pull-cord.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service Charge £3,239.39 for financial year ending 30/9/2025

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

# 1 bed | £240,000

## Car Parking Permit

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Ground Rent

Annual fee - £425 per annum

Ground rent review: Jan-30

## Lease Information

125 years from the 1st Jan 2015

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet & Copper Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

