



39 Magnon Court

Leighton Buzzard, Bedfordshire, LU7 1WB

£795 PCM



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**WATSONS**  
LETTING SINCE 1961



## 39 Magnon Court, Leighton Buzzard, Bedfordshire, LU7 1WB

ONE BEDROOM SECOND FLOOR APARTMENT - ELECTRIC CENTRAL HEATING TO RADIATORS - LIFT ACCESS - CLOSE TO THE TOWN CENTRE - Watsons are delighted to offer for let this one bedroom second floor apartment on the outskirts of the Town Centre. The accommodation comprises: Entrance hallway, open plan lounge and kitchen with oven, hob, and fridge, spacious bedroom with built-in cupboard, bathroom with shower above the bath. The property is offered Unfurnished and is available at the end of June.  
\*\*\*FILE PHOTOGRAPHS USED FOR MARKETING\*\*\*

EPC Rating - Band C

Council Tax - Band B



**Entrance Hallway:**

**Open plan Lounge/  
Kitchen:**

22'7 x 12'2 (6.88m x  
3.71m)

**Bedroom:**

11'6 x 10'8 (3.51m x  
3.25m)

**Bathroom:**



Total Area: 31.6 m<sup>2</sup> ... 340 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

17 - 21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

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