



Magnon Court, Lake Street, Leighton Buzzard, LU7 1WB

welcome to

Magnon Court, Lake Street, Leighton Buzzard

Spacious ONE bedroom UPPER floor flat with convenient LIFT access. Within walking distance of a local supermarket and the town centre this flat offers NO ONWARD CHAIN and a perfect opportunity for a FIRST TIME BUY or INVESTMENT.

Entrance Hall

Door to the front, intercom entry system, fuse box, radiator and storage cupboard housing the hot water tank and central heating system.

Lounge / Dining Area

14' 7" x 12' 1" (4.45m x 3.68m)

Radiator and double glazed window and double doors with a Juliet balcony.

Kitchen Area

9' 6" x 7' 2" (2.90m x 2.18m)

Partially tiled, fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and electric hob with extractor over. Space for a washing machine, dishwasher plus an under-counter fridge and freezer. Laminate flooring.

Bedroom

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

Built-in storage cupboard, radiator and double glazed window to the side.

Bathroom

Partially tiled with pedestal wash hand basin, WC and panelled bath with shower over. Radiator and extractor fan.

Outside Parking

Parking permit options available.

Agents Note

We have been advised that this property is leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



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



welcome to
**Magnon Court, Lake Street,
Leighton Buzzard**

- ONE BEDROOM UPPER FLOOR FLAT
- CLOSE TO TOWN CENTRE AND ALL AMENITIES
- PARKING PERMIT OPTIONS AVAILABLE
- LIFT ACCESS
- OPEN PLAN LOUNGE/KITCHEN AREA

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 115 years from 16 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£165,000



view this property online [brownandmerry.co.uk/Property/LBZ108653](https://www.brownandmerry.co.uk/Property/LBZ108653)



Property Ref:
LBZ108653 - 0003

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