



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

welcome to

Magnon Court, Lake Street, Leighton Buzzard

Contemporary TURNKEY apartment offered with all FITTED APPLIANCES, new flooring and re-fitted bathroom and en-suite. With LIFT access and allocated PARKING this lovely property is both affordable to run and ENERGY EFFICIENT.

Entrance Hall

Intercom entry phone system, laminate flooring, coir matting, and down-lights. Storage cupboard housing the Gledhill Pulsacoil heat tank and airing cupboard with shelving.

Lounge Area

14' 1" x 10' 3" (4.29m x 3.12m)
Laminate flooring, down-lights and radiator.
Double-glazed windows to the side and rear plus double-glazed doors with Juliet balcony.

Dining Area

9' 11" x 6' 10" (3.02m x 2.08m)
Laminate flooring and down-lights. Open to the lounge area and kitchen.

Kitchen

7' 11" x 6' 10" (2.41m x 2.08m)
Partially tiled, fitted kitchen with a mix of light oak coloured wall and base units with work surface over, stainless steel sink with mixer taps and drainer, integrated electrolux electric oven with stainless steel chimney style cooker hood over. Integrated dishwasher, washing machine and fridge/freezer.
Double-glazed window to the rear.

Bedroom One

12' 8" x 10' 4" (3.86m x 3.15m)
Built-in wardrobes with hanging space and storage, radiator and dual aspect double-glazed windows.

En-Suite

Tiled walls and mirrored wall, wash hand basin with mixer taps set in a vanity unit, WC with closed cistern and work top over plus a walk-in shower cubicle with dual head shower system and sliding shower doors. Wall mounted cupboards, down-lights and extractor fan.

Bedroom Two

10' 6" x 7' 10" max (3.20m x 2.39m max)
Sloping ceiling, laminate flooring and radiator.
Double-glazed window to the side.

Bathroom

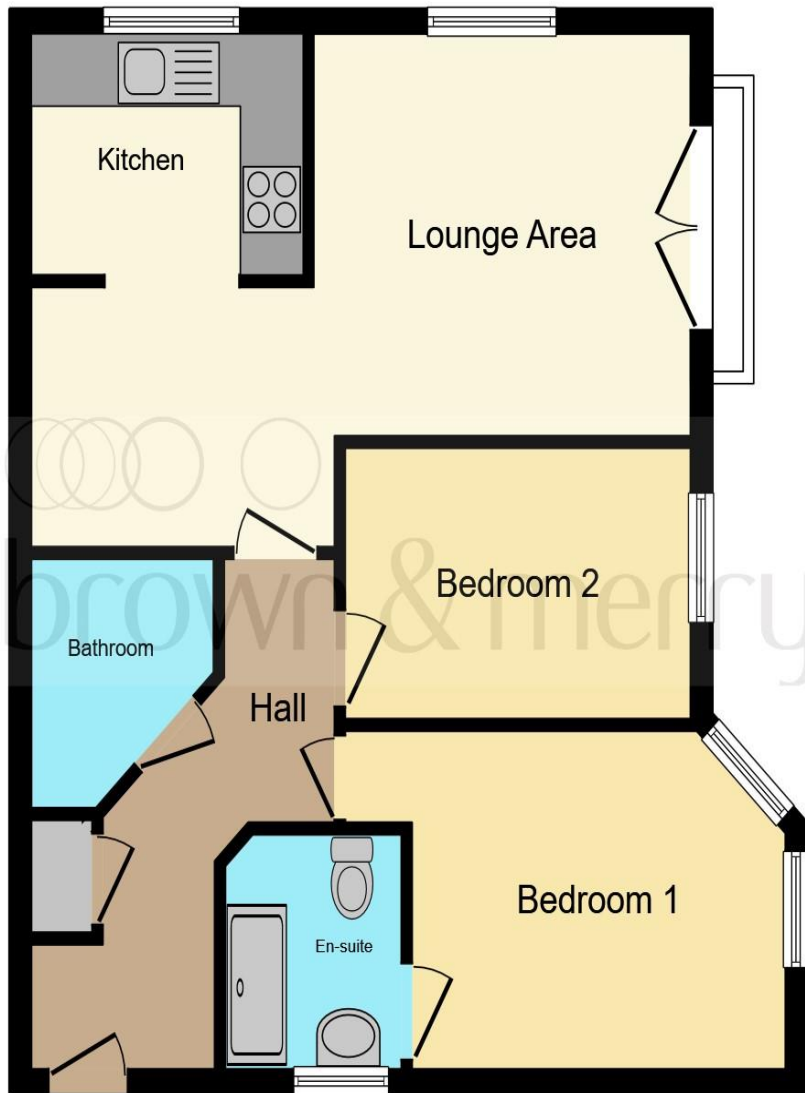
Fully tile, wash hand basin with mixer taps set in a vanity unit, WC with concealed system and work surface over, panelled bath is mixer taps and shower over with concealed plumbing. Chrome towel rail, laminate flooring and radiator.

Outside Parking

One allocated parking space.

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



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Leighton Buzzard

- SUPERB THIRD FLOOR APARTMENT
- LIFT ACCESS
- RE-FURBISHED INTERIOR
- JULIETTE BALCONY
- MASTER WITH EN-SUITE SHOWER ROOM

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£195,000



view this property online [brownandmerry.co.uk/Property/LBZ108847](https://www.brownandmerry.co.uk/Property/LBZ108847)



Property Ref:
LBZ108847 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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