



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

**welcome to**

## **Magnon Court, Lake Street, Leighton Buzzard**

CHAIN FREE - Calling all FIRST-TIME BUYERS and INVESTORS looking for a project. This two-bedroom apartment is perfect for making that jump on the property ladder or a brilliant investment in the heart of Leighton Buzzard.

### **Entrance Hall**

Intercom entry system, telephone point, radiator and double-glazed window to the side. Doors to the inner hall and bedroom two.

### **Lounge Area**

15' 1" x 11' 1" ( 4.60m x 3.38m )

Double-glazed windows and doors with juliet balcony to the side.

### **Kitchen Area**

8' narrowing to x 8' ( 2.44m narrowing to x 2.44m )

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 fan. Integrated washing machine and fridge/freezer.

### **Bedroom One**

14' 1" max x 10' 6" max ( 4.29m max x 3.20m max )

TV point, telephone point and double-glazed windows to the rear and side.

### **Bedroom Two**

10' 5" max x 7' 10" max ( 3.17m max x 2.39m max )

Radiator, TV point and double-glazed window to the rear.

### **Bathroom**

Jack & Jill bathroom. Partially tiled with pedestal wash hand basin, low-low WC and bath with shower screen and shower over. Double-glazed obscured window to the side.

### **Agents Notes**

We have been advised that this property is lease hold 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.

All services / appliances have not and will not be tested.



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welcome to

## Magnon Court, Lake Street, Leighton Buzzard

- CHAIN FREE
- TWO BED THIRD FLOOR FLAT
- CLOSE TO SHOPS & LOCAL AMENITIES
- WALKABLE TO THE MAINLINE STATION
- GREAT PROJECT

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2570.88

Ground Rent: 125.00

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.

# £148,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LBZ109048 - 0006

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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