



Magnon Court, Leighton Buzzard, LU7 1WB

£185,000

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# Magnon Court, Leighton Buzzard, LU7 1WB

## Floor Plan

- No Upper Chain
- Two Double Bedrooms
- Ground Floor Apartment
- Impressively Spacious, Over 730 Square Feet!
- Two Bay Windows & Two Juliet Balconies
- En-Suite to Master Bedroom
- 24Ft Open Plan Living, Dining & Kitchen Areas
- Allocated Parking Space
- On Doorstep of Town Centre & High Street of Leighton Buzzard
- Excellent For Commuting to London

Positioned on the ground floor in the popular town centre location of Magnon Court is this impressively spacious two double bedroom apartment with allocated parking and no upper chain. The property boasts over 730 square feet, has two bay windows and two Juliet balconies as well as a generous sized open plan living, dining and kitchen area!

Boasting over 730 square feet, and located on the ground floor, the property has spacious accommodation and good sized rooms throughout.

Entrance to the property is through the main front door off the communal areas. There is a large entrance hallway with a storage cupboard, and access into both double bedrooms, the family bathroom as well as into the large open plan living, dining and kitchen area. The master bedroom has fitted wardrobes and an en-suite shower room.

Magnon Court has a vast amount of outdoor areas for residents to enjoy which include lawn and green spaces, decorative flower beds and bushes. There is also an outside bin and cycle store, large car park and multiple access doors to the building. The communal areas come well maintained with indoor post-boxes, three lifts and staircases going to all floors.

## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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**Ground Floor**  
Approx. 83.3 sq. metres (896.7 sq. feet)

