



Magnon Court

, Leighton Buzzard, LU7 1WB

Offers In Excess Of £180,000

2 2 1 C

A row of four icons: a bed icon with the number '2', a shower icon with the number '2', a sofa icon with the number '1', and a carport icon with the letter 'C'.

The logo for 'QUARTERS' features a stylized green and yellow graphic of vertical bars of varying heights to the left of the word 'QUARTERS' in a bold, sans-serif font. Below it is the tagline 'YOUR NEXT MOVE' in a smaller, all-caps font.

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Quarters are delighted to offer for sale with no upper chain this two bedroom second floor apartment situated in this central location close to a host of local amenities. The property is presented to the market in excellent order and provides bright and spacious living accommodation comprising; Entrance hallway, bay fronted lounge/dining room, kitchen, two bedrooms (master with en-suite) and a bathroom. Additional benefits include lift access, radiator heating, double glazing and allocated parking.

Location:

Magnon Court is located in the heart of the vibrant Leighton Buzzard Town Centre which is home to an historic market and a range of shops, cafes and amenities all within walking distance. The town benefits from excellent transport links, with the mainline train station providing access to London Euston in as little as 30 minutes, as well as easy access by road links to Aylesbury, Milton Keynes and further afield via junction 11A of the M1.





Layout:

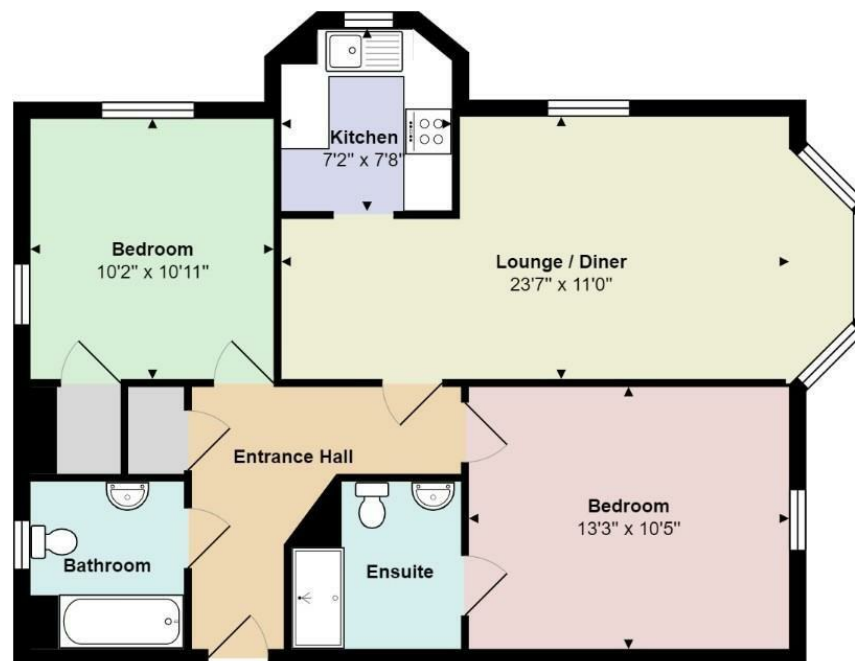
Enter via the front door into the hallway, which provides access to the lounge/diner, bedrooms and family bathroom. The lounge/diner features a bay window, bringing plenty of light into the room. The room is well shaped to ensure there is a separate living space and a dining area, which would also be a suitable space for a desk and office furniture. There is an opening to the fitted kitchen with spaces for appliances and ample storage. The master bedroom has a fitted wardrobe, and also space for plenty of additional furniture. The master also benefits from a convenient en-suite shower room, fitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle. The second bedroom is also a good size, and is suitable for a range of bedroom furniture. The family bathroom includes a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.

Parking:

The property comes with allocated parking for one car.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 751 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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