

Magnon Court Leighton Buzzard, LU7 Offers In Excess Of £150,000











# Magnon Court, Leighton Buzzard, LU7 1WB

We are delighted to offer for sale with no upper chain this larger designed one bedroom top floor apartment situated in this central location close to a host of local amenities. The property provides bright and spacious living accommodation comprising; Entrance hallway, lounge/dining room, kitchen, one bedroom and a family bathroom. Additional benefits include lift access, radiator heating, double glazing and allocated parking. Viewing is highly recommended.

#### 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. Additionally, the mainline train station provides regular trains to London Euston in as little at 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Layout:

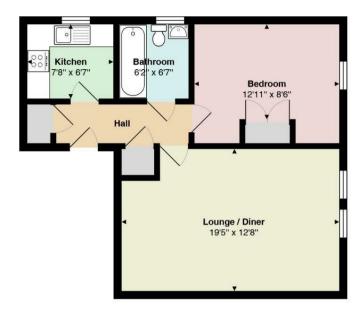
Enter via the front door into a spacious hallway which includes a roomy built-in storage cupboard, and there are doors to the lounge/diner, kitchen, bedroom and family bathroom. The lounge/diner benefits from an abundance of light flowing through and provides ample space for a range of living and dining room furniture.. The kitchen is fitted with a range of wall and base level units with spaces for various appliances. The generous bedroom provides space for a range of bedroom furniture and benefits from built in storage The family bathroom completes the accommodation and is fitted with a low level WC, wash hand basin and bath with shower over.

### 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.

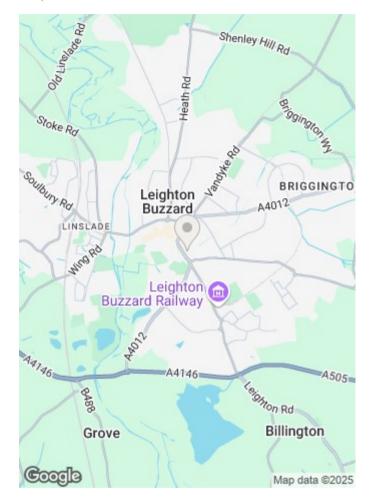
# Floor Plan



Total Area: 552 ft²

All measurements are approximate and for display purposes only

# Map





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