



Magnon Court

Leighton Buzzard, LU7

Offers In Excess Of £150,000



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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.

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All measurements are approximate and for display purposes only

A map of the Leighton Buzzard area. The map shows several roads including Old Linelade Rd, Stoke Rd, Soulbury Rd, Wing Rd, Heath Rd, Shenley Hill Rd, Briggington Wy, Vandyke Rd, and Leighton Rd. A railway line, the Leighton Buzzard Railway, runs through the center. A yellow location pin is placed on the railway line near the center of the map. Other labels include LINSLADE, BRIGGINGTON, A4012, A4146, A505, B488, Grove, and Billington. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

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