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Flat 35, Magnon Court Lake Street, Leighton Buzzard, LU7
1WB

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Guide Price £170,000

- NO ONWARD CHAIN
- WALKING DISTANCE TO LEIGHTON BUZZARD TOWN CENTRE
- MODERN FITTED KITCHEN
- FAMILY BATHROOM and EN-SUITE
- IDEAL FIRST TIME BUY, DOWNSIZE OR INVESTMENT
- SPACIOUS TWO BEDROOM PURPOSE-BUILT APARTMENT
- GENEROUS LOUNGE/DINING ROOM
- TWO WELL-PROPORTIONED BEDROOMS
- ALLOCATED PARKING
- INTERACTIVE VIRTUAL TOUR

Offered to the market with no onward chain, this well-presented two-bedroom purpose-built apartment enjoys a highly convenient location within easy walking distance of Leighton Buzzard High Street, local amenities and the mainline railway station, making it an excellent choice for first-time buyers, investors or those looking to downsize.

The apartment offers spacious and well-balanced accommodation throughout, beginning with a welcoming entrance hall leading to a bright and generous lounge/dining room, providing the perfect setting for both everyday living and entertaining.

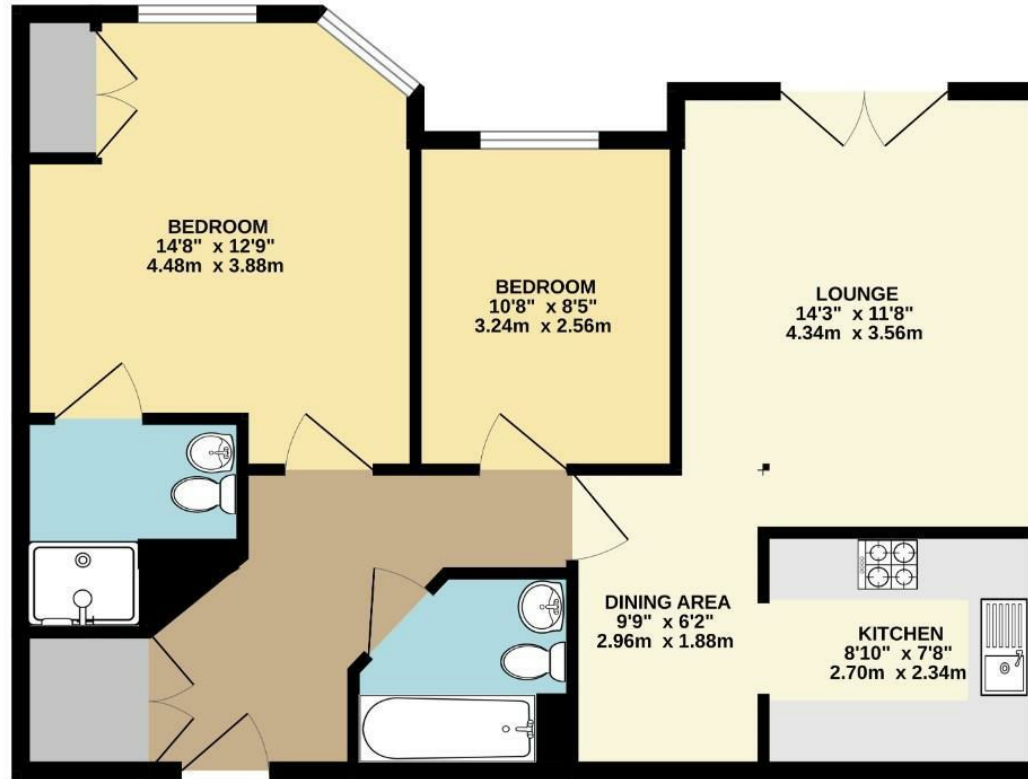
The fitted kitchen features a range of floor and wall-mounted units, complemented by ample worktop space and room for freestanding appliances.

There are two well-proportioned bedrooms, with the principal bedroom offering comfortable accommodation and an en-suite and the second bedroom providing flexibility as a guest room, nursery or home office. A contemporary family bathroom completes the internal accommodation.

Further benefits include allocated parking, secure communal entrance, double glazing and well-maintained communal areas.

Positioned close to the town centre, supermarkets, cafés, restaurants and excellent transport links, including Leighton Buzzard's mainline station with direct trains to London Euston, this apartment presents a fantastic opportunity to purchase a home in a sought-after location with no onward chain.

SECOND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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