



Magnon Court  
Leighton Buzzard, LU7 1WB

Offers In Excess Of £180,000



# Magnon Court

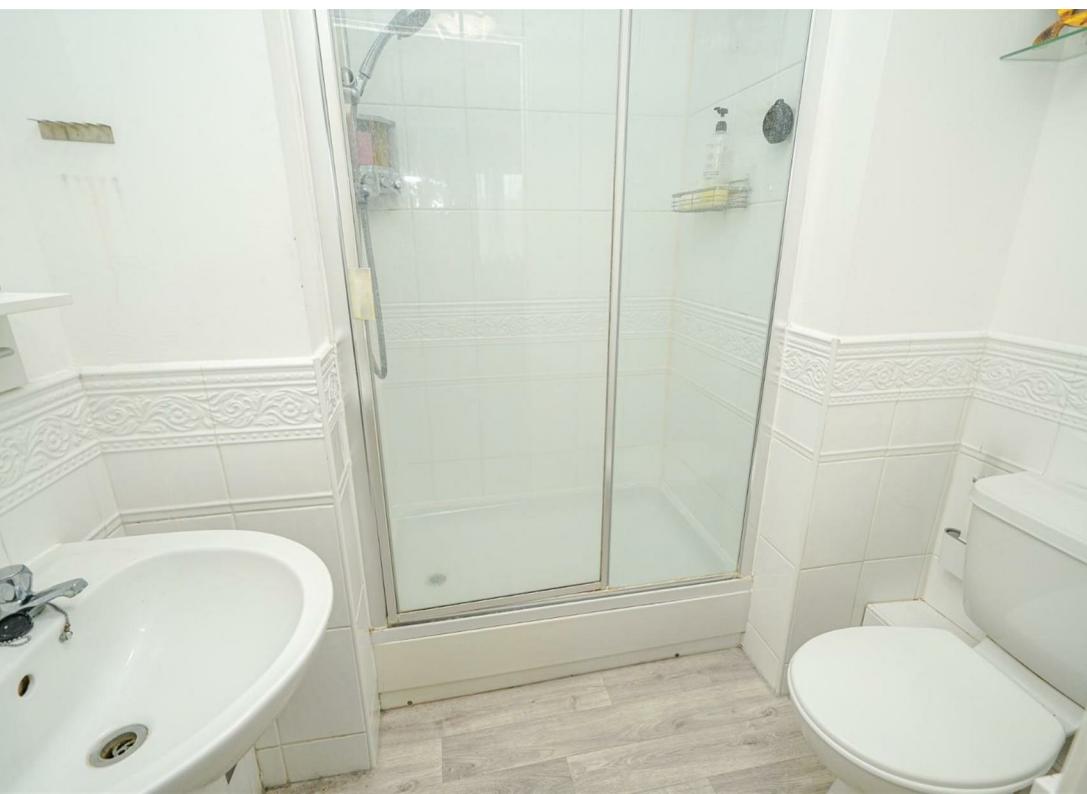
Leighton Buzzard, LU7 1WB

Quarters are delighted to offer for sale 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, lounge/dining room, kitchen, two bedrooms (master with en-suite) and 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 a spacious hallway with doors to a spacious cupboard, two bedrooms, family bathroom, open plan lounge/kitchen/diner. The open plan lounge/kitchen/diner is the full width of the apartment with an abundance of light flowing through. The space can accommodate a variety of furniture to suit all needs with a Juliet balcony to enjoy. The dining room area can comfortably sit a table and chairs. The kitchen has a range of wall and base line units with various integrated white goods. The generous double bedroom benefits from built in storage and an en-suite. The en-suite comprises of a low level WC, vanity hand wash basin and shower. A further bedroom can accommodate a range of furniture or would be an excellent study. The family bathroom completes the space with a low level WC, vanity hand wash 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: 647 ft<sup>2</sup>

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.