

for sale

offers in excess of **£160,000** Leasehold



Maple Court Stockwood Crescent Luton LU1 3SS

No Upper Chain! An excellent opportunity for first-time buyers or investors, this well-presented two-bedroom flat is ideally located in central Luton. Just moments from The Mall, the University of Bedfordshire, and under a mile from Luton Station.

Viewing highly recommended!

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Property Details

Lounge 17' 7" x 10' (5.36m x 3.05m)

Double glazed window to front. Radiator. TV & Telephone point. Wood laminate flooring

Kitchen 9' 1" x 7' 11" (2.77m x 2.41m)

Fitted with wall and base units. Sink drainer. Work surfaces. Partly tiled. Electric oven. Gas hob. Extractor fan. Plumbing and space for appliances. Double glazed window to rear.

Bedroom One 17' 7" x 10' 2" (5.36m x 3.10m)

Double glazed window to rear. Radiator. Wood laminate flooring

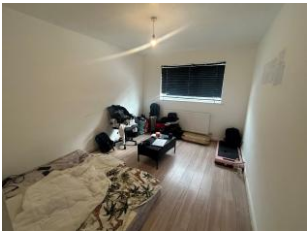
Bedroom Two 9' 8" x 6' 4" (2.95m x 1.93m)

Double glazed window to rear. Radiator. Wood laminate flooring

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Fully tiled. Extractor fan.

Outside





To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

Property Ref: LUT316905 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1328.00

Ground Rent: 249.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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