





Property Description

Situated in a popular residential location, this well-proportioned two-bedroom first floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall providing access to all rooms. The spacious 16'5" lounge is filled with natural light and offers ample space for both living and dining furniture, creating an ideal setting for relaxing or entertaining guests.

The separate fitted kitchen is conveniently positioned adjacent to the living area and provides a range of storage units and work surfaces. There are two generous double bedrooms, with the principal bedroom measuring an impressive 15'1" x 9'2", while the second bedroom offers versatile accommodation suitable for guests, children, or a home office.

Completing the property is a family bathroom fitted with a three-piece suite.

Offering approximately 620 sq. ft. (57.6 sq. m.) of accommodation, the property benefits from well-balanced room proportions throughout and is conveniently located close to local amenities, schools, transport links, and green open spaces.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Situated in a popular residential location, this well-proportioned two-bedroom first floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall providing access to all rooms. The spacious 16'5" lounge is filled with natural light and offers ample space for both living and dining furniture, creating an ideal setting

for relaxing or entertaining guests.

The separate fitted kitchen is conveniently positioned adjacent to the living area and provides a range of storage units and work surfaces. There are two generous double bedrooms, with the principal bedroom measuring an impressive 15'1" x 9'2", while the second bedroom offers versatile accommodation suitable for guests, children, or a home office.

Completing the property is a family bathroom fitted with a three-piece suite.

Offering approximately 620 sq. ft. (57.6 sq. m.) of accommodation, the property benefits from well-balanced room proportions throughout and is conveniently located close to local amenities, schools, transport links, and green open spaces.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Situated in a popular residential location, this well-proportioned two-bedroom first floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall providing access to all rooms. The spacious 16'5" lounge is filled with natural light and offers ample space for both living and dining furniture, creating an ideal setting for relaxing or entertaining guests.

The separate fitted kitchen is conveniently positioned adjacent to the living area and provides a range of storage units and work surfaces. There are two generous double bedrooms, with the principal bedroom measuring an impressive 15'1" x 9'2", while the second bedroom offers versatile accommodation suitable for guests, children, or a home office.

Completing the property is a family bathroom fitted with a three-piece suite.

Offering approximately 620 sq. ft. (57.6 sq. m.) of accommodation, the property benefits from well-balanced room proportions throughout and is conveniently located close to local amenities, schools, transport links, and green open spaces.

Early viewing is highly recommended to fully appreciate the space and potential on offer.

Situated in a popular residential location, this well-proportioned two-bedroom first floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation comprises a welcoming entrance hall providing access to all rooms. The spacious 16'5" lounge is filled with natural light and offers ample space for both living and dining furniture, creating an ideal setting for relaxing or entertaining guests.

The separate fitted kitchen is conveniently positioned adjacent to the living area and provides a range of storage units and work surfaces. There are two generous double bedrooms, with the principal bedroom measuring an impressive 15'1" x 9'2", while the second bedroom offers versatile accommodation suitable for guests, children, or a home office.

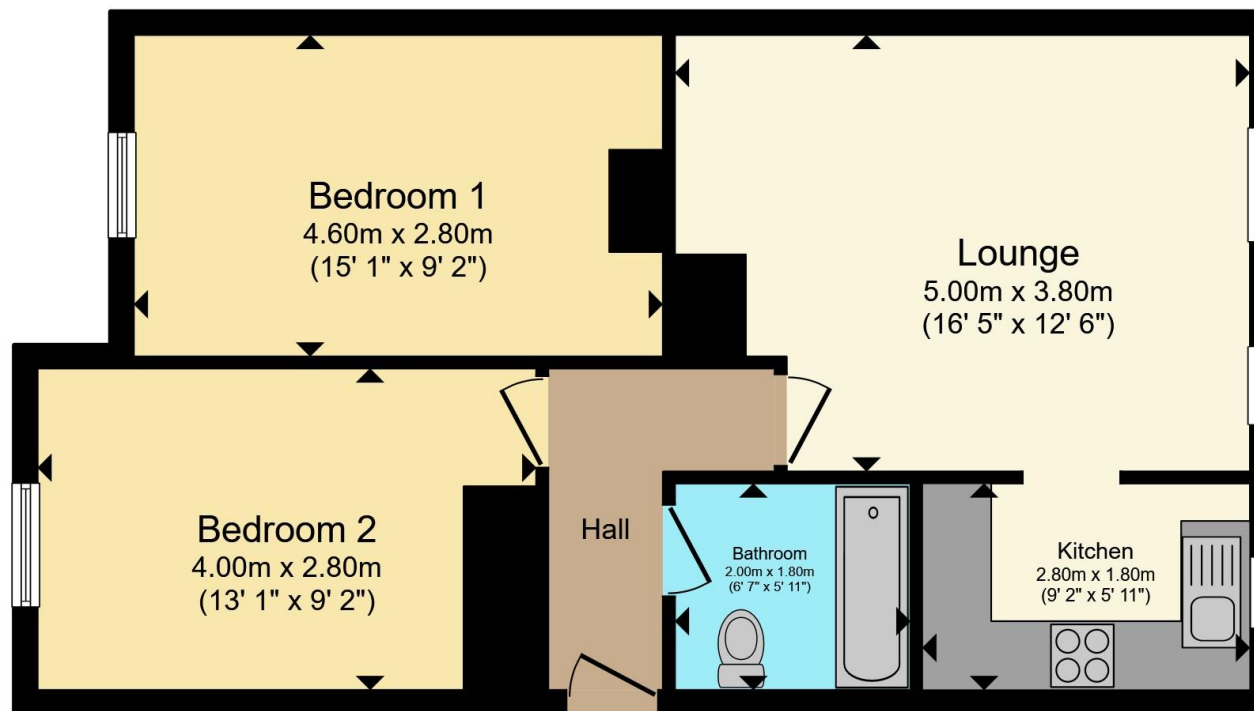
Completing the property is a family bathroom fitted with a three-piece suite.

Offering approximately 620 sq. ft. (57.6 sq. m.) of accommodation, the property benefits from well-balanced room proportions throughout and is conveniently located close to local amenities, schools, transport links, and green open spaces.

Early viewing is highly recommended to fully appreciate the space and potential on offer.







Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 737 069
E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
LUTON LU2 7XH

EPC Rating: D Council Tax
Band: A

Service Charge:
2220.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308578

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STP308578 - 0002