





Property Description

Situated in the highly sought after Barton Hills area of North Luton, this well presented one bedroom first floor maisonette offers an excellent opportunity for first time buyers, investors, or those looking to downsize. Benefits include allocated parking, front garden and long lease!

The property briefly comprises porch with stairs leading to first floor, hallway, bathroom, lounge/diner, kitchen and double bedroom. Externally the front is laid mostly to lawn and holds a path to the front door. There is also an allocated parking space.

The maisonette is positioned within walking distance of Sainsbury's Superstore, Barton Hills Medical Centre, and Bramingham Dental Practice, the property is also well served by local amenities and transport links.

The nearby A6 provides easy access to Bedford and Luton town centre, while regular bus routes and Legrave Train Station offer excellent commuter connections into London and beyond.

Call now to view!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to front aspect.

Lounge

Double glazed windows to front and side aspects. Warm air heating.

Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Part tiling. Plumbing for a washing machine. Space for an oven. Space for a fridge/freezer.

First Floor Landing

Loft access.

Bedroom One

Double glazed window to front aspect.

Bathroom

Double glazed window to front aspect. Suite comprising bath with shower attachment, wash hand basin and low level wc. Fully tiled.

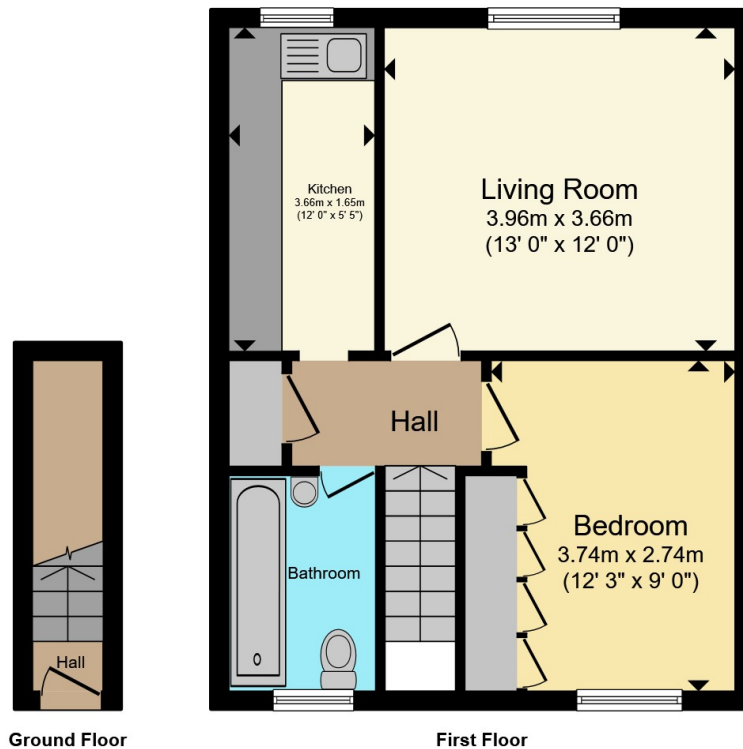
Front Garden

Laid to lawn area.

Parking

One allocated parking space.





Total floor area 45.8 m² (493 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 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

EPC Rating: D Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUN103982

This is a Leasehold property with details as follows; Term of Lease 146 years from 24 Jun 1983. Should you require 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.

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

Property Ref: LUN103982 - 0003