



Connells

Spear Close
Luton



Property Description

Connells Leagrave are delighted to present this spacious, chain-free two-bedroom ground floor maisonette, ideally situated in a convenient residential location.

The accommodation comprises an entrance hallway, a modern family bathroom, two well-proportioned bedrooms, a spacious lounge/diner, a fitted kitchen, and ample storage space. Externally, the property benefits from a private front driveway, providing valuable off-road parking.

Spear Close offers excellent transport links, with Leagrave Railway Station located nearby, providing direct services to London St Pancras International, making this an ideal purchase for commuters. Residents can also enjoy easy access to a variety of local amenities, including shops, highly regarded schools, supermarkets, and recreational facilities.

This property would make an excellent first-time purchase, investment opportunity, or downsizing option, and early viewing is highly recommended.

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 Porch

Double glazed door to front aspect.

Entrance Hall

Door to front aspect.

Lounge

Double glazed window to rear aspect. Electric radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and basin unit. Electric oven and hob. Extractor fan. Electric radiator. Storage cupboard housing washing machine and dryer.

Bedroom One

Double glazed window to rear aspect.

Bedroom Two

Double glazed window to rear aspect.

Bathroom

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

Parking

One allocated parking space.





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

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/LGR312472

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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