



Connells

Gainsborough Court Stockingstone Road
Luton

Gainsborough Court Stockingstone Road Luton LU2 7NQ

for sale
£190,000



Property Description

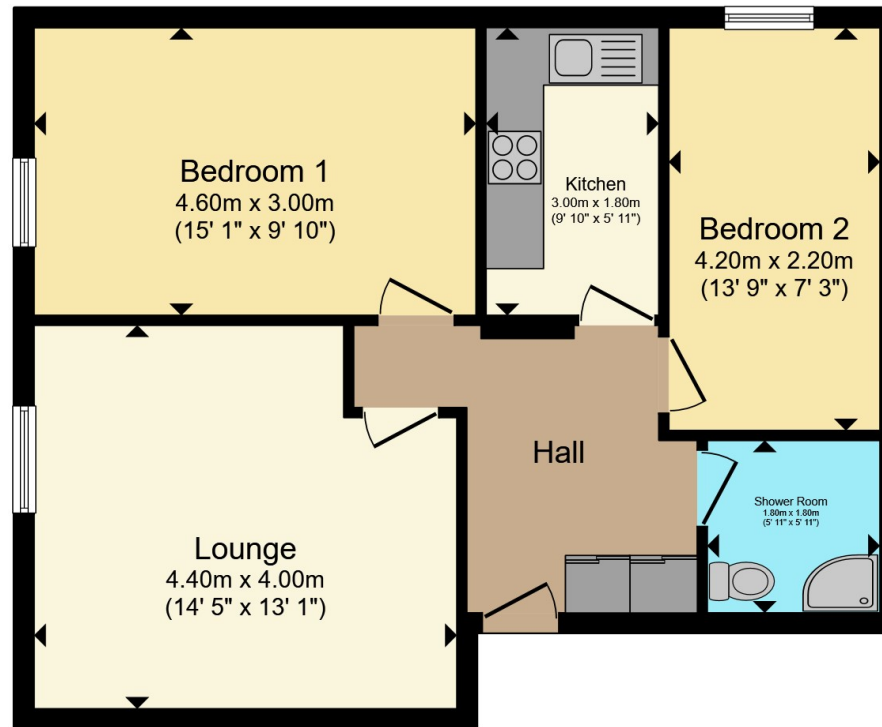
A well-presented two-bedroom ground floor flat situated in the popular Gainsborough Court development in Luton. The property offers spacious and comfortable accommodation, featuring a bright living room, fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. Conveniently located close to local amenities, transport links, and Luton town centre, this flat is ideal for first-time buyers, investors, or those looking to downsize.

Situated on Stockingstone Road, Gainsborough Court enjoys a convenient position on the northern side of Luton, offering easy access to a wide range of local amenities. Residents benefit from nearby shops, supermarkets, cafes, and well-regarded schools, while Luton town centre is just a short distance away, providing excellent retail, dining, and leisure facilities. The property is also ideally placed for commuters, with Legrave and Luton railway stations offering direct services to London, and Junctions 10 and 11 of the M1 motorway within easy reach. The area is further enhanced by nearby parks and green spaces, making it an attractive location for both professionals and families.



Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.





Total floor area 58.1 m² (625 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

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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:
1240.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308581

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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