



Connells

Robins Court Birchen Grove
Luton

Robins Court Birchen Grove Luton LU2 7TZ

for sale offers in excess of
£200,000



Property Description

Situated in a popular residential location, this spacious and well-presented two-bedroom first-floor maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Benefiting from its own private entrance, off-road parking, and a rear garden, the property combines practical living with generous accommodation throughout.

The property is accessed via a private ground floor entrance with stairs rising to the first-floor accommodation. The heart of the home is the impressive open-plan kitchen, lounge and dining area measuring over 21ft in length, providing a bright and versatile living space ideal for both everyday living and entertaining. The modern kitchen offers ample worktop and storage space, seamlessly flowing into the spacious lounge and dining area.

There are two well-proportioned bedrooms, including a generous principal bedroom, alongside a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a private rear garden, perfect for relaxing or outdoor dining.

Ideally located close to local amenities, schools, transport links and parks. 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.

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Total floor area 61.7 m² (664 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



To view this property please contact Connells on

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Jansel House Parade 656 Hitchin Road Stopsley
LUTON LU2 7XH

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
55.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308664

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1974. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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