



Connells

Hughes Court Lucas Gardens
Luton



Property Description

Located in the popular Barton Hills location of North Luton, Connells offer this first floor flat. Hughes Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 32 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 60 years. Call Connells now!

Entrance Hall

Door to front aspect. Cupboard. Radiator.

Lounge

15' 11" x 10' 7" (4.85m x 3.23m)
Double glazed windows to rear and side aspects. Electric heater.

Kitchen

7' 4" x 6' 4" (2.24m x 1.93m)
Fitted kitchen comprising wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Tiling. Electric oven with hob. Integrated fridge/freezer.

Bedroom One

13' 5" x 9' 10" (4.09m x 3.00m)
Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising shower cubicle, vanity wash hand basin and low level wc. Fully tiled.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 LUTON LU3 2AD

EPC Rating: C

view this property online [connells.co.uk/Property/LUN102264](https://www.connells.co.uk/Property/LUN102264)

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.



Tenure: Leasehold



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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