

for sale

£250,000



## Bushmead Court Hancock Drive Luton LU2 7GY

A retirement living opportunity within Bushmead Court, In close proximity to Bushmead's local amenities, including supermarket, chemist and restaurants. Connells offers this bright spacious two bedroom flat. Call Connells now on 01582 592 322

# Bushmead Court Hancock Drive Luton LU2 7GY

## Entrance Hall

Double glazed door to front aspect. Electric heater.

## Cloakroom

Suite comprising low level wc and wash hand basin. Extractor fan.

## Lounge

16' 7" x 11' 7" ( 5.05m x 3.53m )

Double glazed window to rear aspect. Electric fireplace. Television point. Electric heater.

## Kitchen

11' 7" x 8' ( 3.53m x 2.44m )

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Electric oven with electric hob and cooker hood over. Integrated fridge/freezer. Plumbing for a washing machine.

## Bedroom One

14' 2" x 8' 9" ( 4.32m x 2.67m )

Double glazed window to rear aspect. Electric heater.



## **Bedroom Two**

14' 3" x 10' ( 4.34m x 3.05m )

Double glazed window to rear aspect. Built in wardrobes. Electric heater.

## **Bathroom**

Suite comprising bath with mixer taps, walk in shower, wash hand basin and low level wc. Extractor fan. Electric heater.

## **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

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
LUTON LU3 2AD

Property Ref: LUN102369 - 0003

**Tenure:** Leasehold

**EPC Rating:** B

**[view this property online connells.co.uk/Property/LUN102369](http://connells.co.uk/Property/LUN102369)**

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 backs.

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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