



**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

19' x 10' 9" max ( 5.79m x 3.28m max )  
Double glazed window to front aspect.  
Radiator.

### Kitchen

7' 6" x 7' ( 2.29m x 2.13m )  
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Tiling. electric oven with electric hob. Integral fridge/freezer.

### Bedroom One

15' 6" x 9' ( 4.72m x 2.74m )  
Double glazed window to front aspect.  
Radiator.

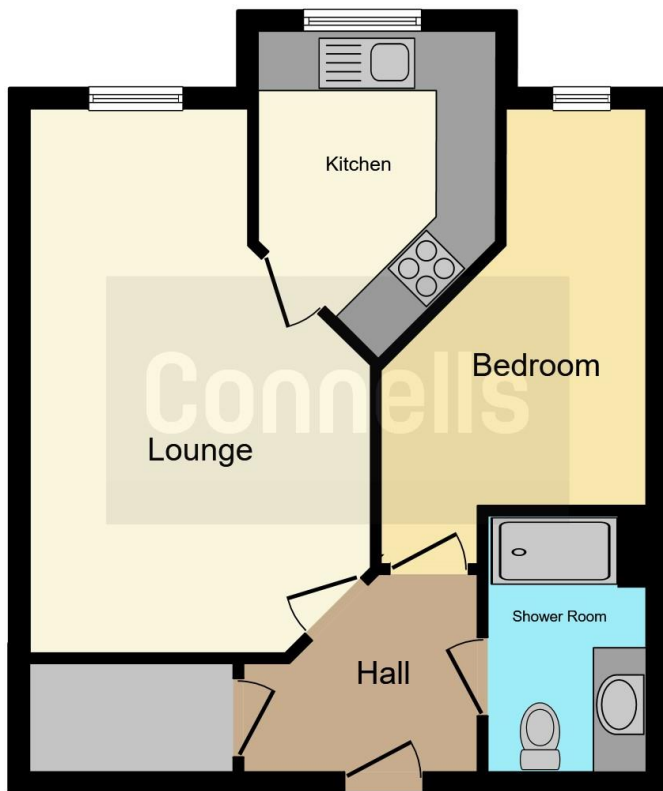
### Bathroom

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









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

**EPC Rating: B**

**view this property online [connells.co.uk/Property/LUN102235](https://www.connells.co.uk/Property/LUN102235)**

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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