

for sale

offers in excess of **£220,000** Leasehold



Hughes Court Lucas Gardens Luton LU3 4BN

This spacious two-bedroom ground floor retirement apartment is located in Barton Hills, LU3 - a stones throw away from local shops and amenities.

The development benefits from so much including communal living areas offering versatile social living.



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Property Details

Entrance Hall

Door to front aspect. Intercom and emergency cord. Airing cupboard housing hot water tank. Fuse box. Storage heater.

Lounge 20' 1" x 10' 8" (6.12m x 3.25m)

Double glazed door and window to rear aspect. Electric fire lace. Storage heater.

Kitchen 7' 9" x 7' 3" (2.36m x 2.21m)

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. Built in hob. Microwave oven. Space for a fridge and freezer.

Bedroom One 14' 4" x 11' 2" (4.37m x 3.40m)

Double glazed window to rear aspect. Built in wardrobe. Storage heater.

Bedroom Two 15' 6" x 9' 2" max (4.72m x 2.79m max)

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

Bathroom

Suite comprising shower cubicle, bath, wash hand basin and low level wc. Extractor fan. Heated towel rail.

Patio Area

Lawn area. Paved. Shrubs.



To view this property please contact Connells on

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
LUTON LU3 2AD

Tenure: Leasehold

EPC Rating: B

Property Ref: LUN102711 - 0003

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

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.

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