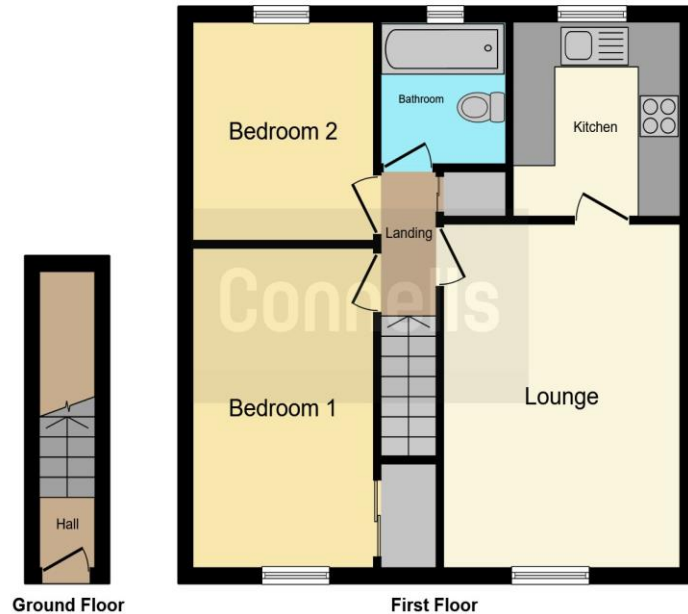




**Connells**

Campania Grove  
Luton





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.focalagent.com](http://www.focalagent.com)



## Property Description

### CALLING ALL CASH BUYERS!

Located in the sort after Barton Hills area in LU3 is this two bedroom first floor maisonette. Benefits include; Two double bedrooms and allocated parking. It is also situated at the end of the cul-de-sac allowing quiet secluded living.

Briefly comprises hallway with stairs leading up, lounge/diner, two bedrooms and bathroom located off the landing, and kitchen internally. Externally there is allocated parking.

The area of Barton Hills offers an array of amenities including Sainsbury's supermarket, Barton Hills Medical Group and Bramingham Dental Clinic, located a stones throw from the residence.

The A6 which leads towards Bedford is within close reach.

Leagrave railway station which is located around 1.5 miles from the accommodation, there is also multiple bus links.

Local schools include Bramingham Primary School, Lea Manor High School & Performing Arts College and Woodlands Secondary School (rated Ofstead 'Outstanding')

Call now to view!

## First Floor Landing

Stairs leading from entrance hall.

## Lounge

15' 4" x 11' 2" ( 4.67m x 3.40m )  
Double glazed window to front aspect.  
Feature fireplace.

## Kitchen

8' 9" x 8' 1" ( 2.67m x 2.46m )  
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Part tiling. Plumbing for a washing machine. Space for a fridge/freezer.

## Bedroom One

14' 8" x 9' 9" max ( 4.47m x 2.97m max )  
Double glazed window to front aspect.  
Radiator.

## Bedroom Two

9' 11" x 9' 2" ( 3.02m x 2.79m )  
Double glazed window to side aspect.  
Radiator.

## Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

## Parking

Allocated parking space.





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: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUN103383](https://connells.co.uk/Property/LUN103383)**

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.



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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Property Ref: LUN103383 - 0003