



Connells

Peddars Court Catsbrook Road
Luton



Property Description

This second floor apartment is located in the Catsbrook area of LU3, around 1 mile from Leagrave railway station. Still in its NHBC warranty and with allocated parking you cannot go wrong. Benefits include; Two double bedrooms, open plan living/kitchen and long lease.

Briefly comprises two bedrooms, bathroom and open plan living/kitchen all located off the landing.

Externally there are communal gardens and an allocated parking space.

Local schools include; Icknield Primary School, The Meads Primary School, Icknield High School and Woodlands Secondary School (Ofsted: Outstanding),

Leagrave station is around 1 mile from the property and J11 & J11A of the M1 are both within reach.

Call now to arrange a viewing!

Entrance Hall

Storage housing cupboard with boiler. Radiator. Loft access.

Bathroom

Suite comprising bath with mixer taps over, wash hand basin and low level wc. Heated towel rail. Part tiled. Extractor fan.

Lounge/Diner/Kitchen

21' x 17' (6.40m x 5.18m)
Double glazed skylight plus two double glazed front windows. Two radiators.
Open plan roll edge worktop with space for a
fridge/freezer. Electric oven with gas hob.
Plumbing for a washing machine.

Bedroom One

12' x 9' (3.66m x 2.74m)
Double glazed window to rear aspect.
Radiator.

Bedroom Two

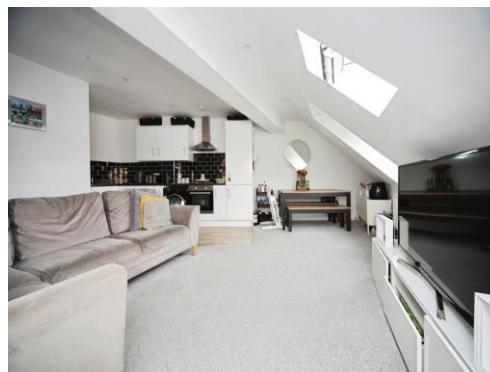
12' x 8' (3.66m x 2.44m)
Double glazed window to front aspect.
Built in wardrobes, Radiator.

Parking

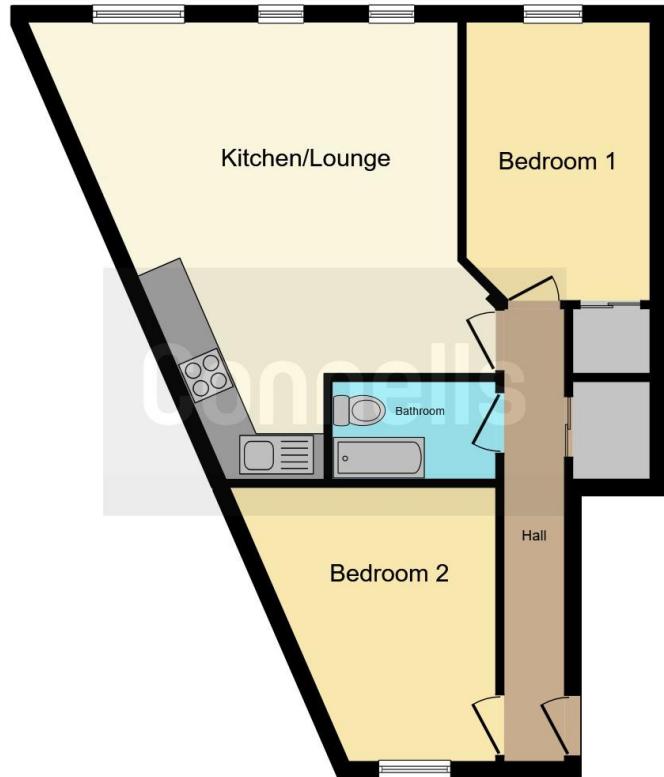
Allocated space.

Garden

Communal garden.







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

To view this property please contact Connells on

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: B
 Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUN103515

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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