

Connells

Dewsbury Road Luton

Dewsbury Road Luton LU3 2HH







Property Description

This first floor flat is situated off Birdsfoot Lane close to local schools, shops and amenities. With long lease, double bedroom, spacious living, communal garden and private balcony this isn't one to miss!

Briefly comprises hallway, bedroom, bathroom, lounge and kitchen with door onto private rear balcony.

There are communal gardens to the rear of the block.

Local schools include Icknield Primary and High as well as William Austin infant and junior.

Barnfield College is in close proximity is as Luton Sixth Form College.

Local shops include Co-op, Riddy Lane Stores and Morrisons. A little further you will find Sainsbury's supermarket.

Leagrave Railway Station is just over a mile from the residence as well as Luton mainline Railway station being around 2 miles. The Thameslink line running from both stations can have you in St Pancras in as little as 22 minutes.

Call now to view!

Entrance Hall

Double glazed frosted window to front aspect. Double glazed door to side aspect. Laminate flooring. Storage cupboard. Airing cupboard housing combi boiler. Radiator.

Bedroom

14' 2" x 9' 9" (4.32m x 2.97m) Two double glazed windows to front aspect. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Extractor fan. Part tiled.

Lounge

14' 1" x 13' 3" (4.29m x 4.04m) Double glazed window to rear aspect. Laminate floor. Radiator.

Kitchen

10' 7" x 8' 6" (3.23m x 2.59m)

Double glazed frosted window and door to rear aspect leading onto balcony. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Space for a gas oven and hob. Radiator.

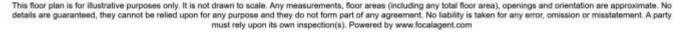
Garden

Communal garden area.









To view this property please contact Connells on

T 01582 592332 E lutonnorth@connells.co.uk

1A Riddy Lane LUTON LU3 2AD

EPC Rating: C Council Tax Band: A

Service Charge: Ask Agent Ground Rent: Ask Agent

view this property online connells.co.uk/Property/LUN103617

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.

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.