



**Connells**

Dewsbury Road  
Luton



Dewsbury Road  
Luton LU3 2HH

for sale offers in excess of  
**£140,000**



### 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 as is Luton Sixth Form College.

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

Legrave 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.







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)

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: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUN103617](http://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.

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