



**Connells**

The Balcony Hancock Drive  
Luton



# The Balcony Hancock Drive Luton LU2 7SF

for sale  
**£180,000**



## Property Description

This larger than average two bedroom apartment is located perfectly for convenience, in the popular Bushmead area of LU2. Located above the parade with private terrace accessible from both living room and kitchen and two double bedrooms. It is also being offered to the market chain-free!

Briefly comprises two bedrooms, bathroom and living room located off the hallway, kitchen assessable from the living room and private rear terrace with doors from both living room and kitchen.

The local area of Bushmead is a suburb of Luton built in around 1990 and it has a lot to offer. Shops include a Co-op, community shop and pharmacy.

There is also a local restaurant, public house and church.

Local schools include Bushmead Primary Icknield High and Cardinal Newman Catholic School.

Luton Sixth form collage and Barnfield College are also within close reach.

Call now to book a viewing!

## Entrance Hall

Double glazed frosted door to front aspect. Laminate flooring. Storage heater. Storage cupboard.



### Bedroom One

13' 1" x 8' ( 3.99m x 2.44m )

Double glazed window to front aspect.  
Laminate flooring. Storage heater.

### Bedroom Two

13' x 10' ( 3.96m x 3.05m )

Double glazed window to side aspect.  
Laminate flooring. Storage heater.

### Bathroom

Suite comprising bath with shower, wash hand basin and low level wc. Part tiled walls.  
Tiled flooring. Extractor fan.

### Lounge

17' x 14' ( 5.18m x 4.27m )

Double glazed patio doors and window to rear aspect. Laminate flooring. Two storage heaters.

### Kitchen/Diner

14' x 10' ( 4.27m x 3.05m )

Double glazed door and 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. Integrated electric hob and oven. Space for a fridge/freezer. Plumbing for a washing machine, tumble dryer and dishwasher. Part tiled. Laminate flooring.

### Balcony

Paved area.

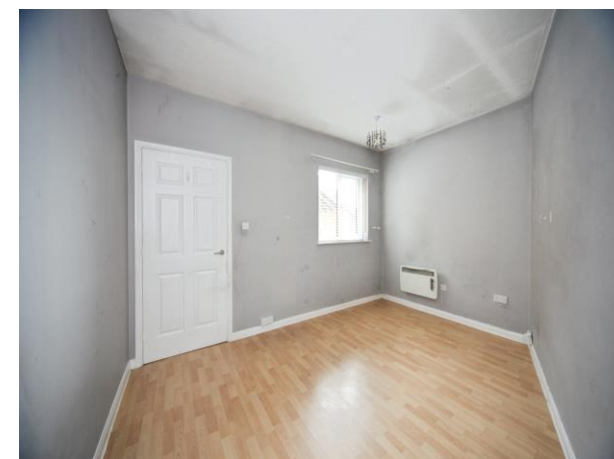
### Front Area

Paved with a storage cupboard.





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)



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1A Riddy Lane  
 LUTON LU3 2AD

EPC Rating: D Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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.



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