



14 Waterhouse Gardens, 30 West Hill Road, Luton, Bedfordshire, LU1 3LY  
Asking Price £300,000



**NO UPPER CHAIN - MUST SEE!** A top floor Penthouse apartment forming part of a gated development set within the grounds of the Grade II listed Baily Hill Water Tower. The property benefits from large south facing decked balcony, two allocated parking spaces, lift to all floors and views overlooking the Memorial Park, tennis courts and bowling green. Ideally situated for access to motorway links, Capability Green business park and the town centre.

Share of Freehold with Lease of 125 years from 2006.

Service Charge per annum: £1,560.

Council Tax Band: C.

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- LARGE LIVING / DINING ROOM
- ALLOCATED PARKING SPACES
- SHARE OF FREEHOLD
- TWO BATHROOMS
- SOUTH FACING DECKED BALCONY
- VIEWS OF LUTON HOO MEMORIAL PARK

**Entrance Hall**

**Living Room**

**Kitchen**

**Master Bedroom**

**En Suite**

**Second Double Bedroom**

**Bathroom**





This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	60	61
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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