



**NOVA**  
ESTATE AGENTS



## Apartment 9, Empire Court Empress Road, Luton, Bedfordshire, LU3 2RE

Discover contemporary living in this immaculate two bedroom flat situated in Empire Court, conveniently located just off Marsh Road near the Leagrave train station. Boasting a luxurious four-piece bathroom, a spacious living room perfect for entertaining, and the added convenience of allocated off-road parking secured behind iron gates, this bright and airy property offers both comfort and security. Enjoy the seamless blend of elegance and practicality, with abundant natural light creating an uplifting ambiance throughout. The property benefits from lots of internal storage and natural tones throughout. Don't miss your chance to experience modern living, schedule a viewing today and make this stunning flat your new home!

£200,000

- Nova Estate Agents
- 2 Bedroom Flat
- 4 Piece bathroom suite
- Long lease
- Allocated parking behind remote controlled secure iron gates
- Close to the train station and local amenities
- Immaculate Condition
- Modern fixtures and fittings
- 4 years left on warranty
- Low service charge/ground rent and 244 years left on the lease

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         | 83      | 83        |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             | EU Directive 2002/91/EC |         |           |