



**Connells**

Gainsborough Court Stockingstone Road  
Luton



## Property Description

Connells are pleased to offer for sale this two bedroom flat situated off Stockingstone Road.

Accommodation comprises of; entrance hall, lounge, fitted kitchen, bathroom, two bedrooms, and communal gardens to front and rear. The property also benefits from being close to local amenities such as M1 Junction 10,

### Entrance

### Entrance Hall

Wood laminate flooring. Electric heater. Storage cupboard.

### Lounge

14' 5" x 14' ( 4.39m x 4.27m )

Wood laminate flooring. Electric heater. Double glazed window to rear aspect.

### Kitchen

9' 10" x 5' 8" ( 3.00m x 1.73m )

Fitted with a range of wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Electric hob with extractor fan. Space for fridge freezer. Plumbing for dishwasher. Vinyl flooring. Double glazed window to side aspect.

### Bedroom One

15' x 9' 10" ( 4.57m x 3.00m )

Wood effect flooring. Electric heater. Double

glazed window to rear aspect.

### Bedroom Two

13' 10" x 6' 11" ( 4.22m x 2.11m )

Wood laminate flooring. Electric heater. Built in storage cupboard. Double glazed window to side aspect.

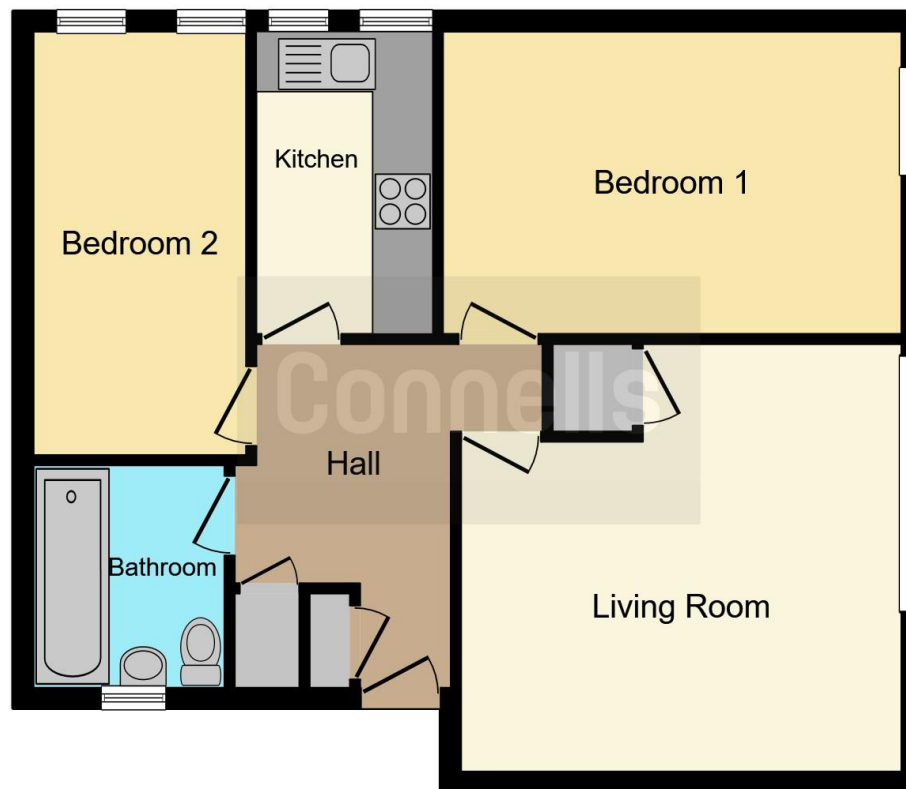
### Bathroom

Three piece suite comprising: Low level WC. Wash hand basin. Bath with mixer taps. Electric shower. Extractor fan. Fully tiled. Single glazed window to front aspect.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT315251](https://connells.co.uk/Property/LUT315251)**

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.

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