



Connells

Marlborough Court Grove Road
Luton



Property Description

Connells Luton are pleased to offer for sale this 1 bed first floor apartment in the popular Marlborough Court.

Situated close to Town and the Train Station its a ideal location for First Time Buyers and Investors.

In brief the property benefits from; Open living, Juliet Balcony, Underground allocated parking space.

Entrance Hall

Storage cupboards. Storage heater. Secure entry.

Lounge

14' 5" x 14' 9" (4.39m x 4.50m)

Double glazed window to front. Double glazed doors to Juliet balcony. Tv point. Telephone point. Storage heater.

Kitchen

6' 5" x 9' 2" (1.96m x 2.79m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Extractor fan. Plumbing and space for appliances. Partly tiled.

Bedroom One

14' 9" x 9' 9" (4.50m x 2.97m)

Double glazed window to rear. Storage heater.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Shaver point. Heater.

Outside

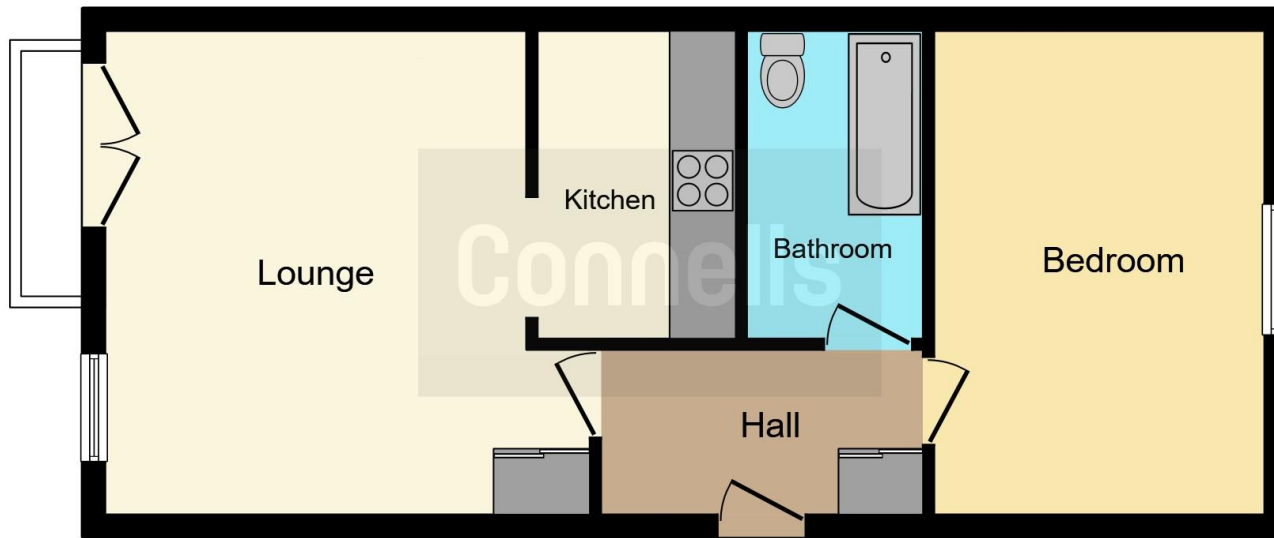
Rear Garden

Communal Garden

Parking

Underground Parking.





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

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LUT314197

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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