



**Connells**

Marlborough Court Grove Road  
Luton



### Property Description

We are pleased to offer for sale this one bed apartment in the popular Marlborough Court. Situated close to town and the Train Station is an ideal location for FTB and investors. The property also benefits from having access to communal garden and secure underground parking.

### Entrance Hall

Door to front. Secure entry phone. Heater. Storage cupboard.

### Lounge

15' 2" x 14' 9" ( 4.62m x 4.50m )  
Double glazed window to front. Heater. Juliet balcony.

### Kitchen

9' 2" x 9' 2" ( 2.79m x 2.79m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Exactor fan. Partly tiled.

### Bedroom One

12' 6" x 10' 1" ( 3.81m x 3.07m )  
Double glazed bay window to rear. Heater. Built in wardrobes.

### Bathroom

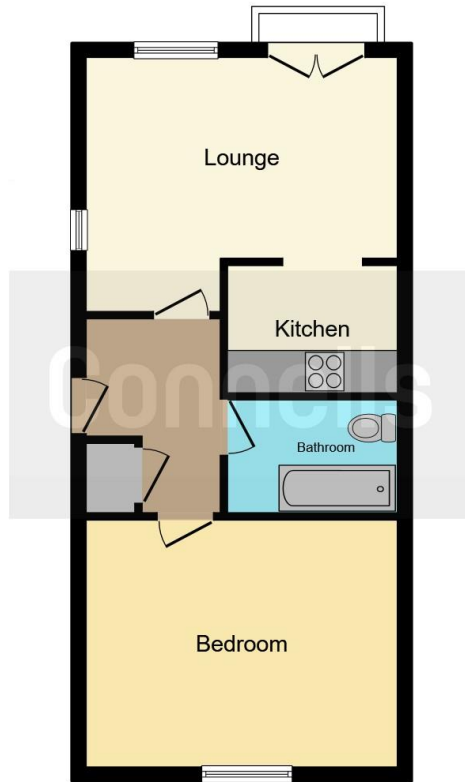
Fitted with low level wc. Wash hand basin. Bath with mixer taps. Radiator. Shaver point. Partly tiled. Extractor fan.

### Parking

Underground allocated 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](http://www.focalagent.com)

To view this property please contact Connells on

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83-83A George Street  
 LUTON LU1 2AT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT316057](http://connells.co.uk/Property/LUT316057)**

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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