



Connells

Haddon Road
Luton



Property Description

Are you a first time buyer looking to get onto the property ladder? Are you a seasoned investor looking to grow your current portfolio? Look no further!!!!

located in a quiet cul de sac in the popular St Anne's area of Luton Connells offer this spacious first floor maisonette. In brief the property comprises of entrance hall, large landing, lounge/diner, separate kitchen, a large double bedroom and a modern bathroom. Benefits include double glazing (w/s), gas to radiator heating (combi boiler) and communal parking. Haddon Road is in the popular LU2 area, offering easy access to the train station, as well as being close to the Luton town centre, junction 10 of the M1 and Luton airport . CALL NOW TO VIEW!!!!

Entrance

Lounge

13' 1" x 10' 2" (3.99m x 3.10m)
Double glazed window to rear. Fitted carpet.
Radiator.

Kitchen

12' 4" x 8' 2" (3.76m x 2.49m)
Fitted with wall and base units. Sink drainer.
Work surfaces. Electric oven and hob. Cooker
hood. Plumbing and space for appliances.

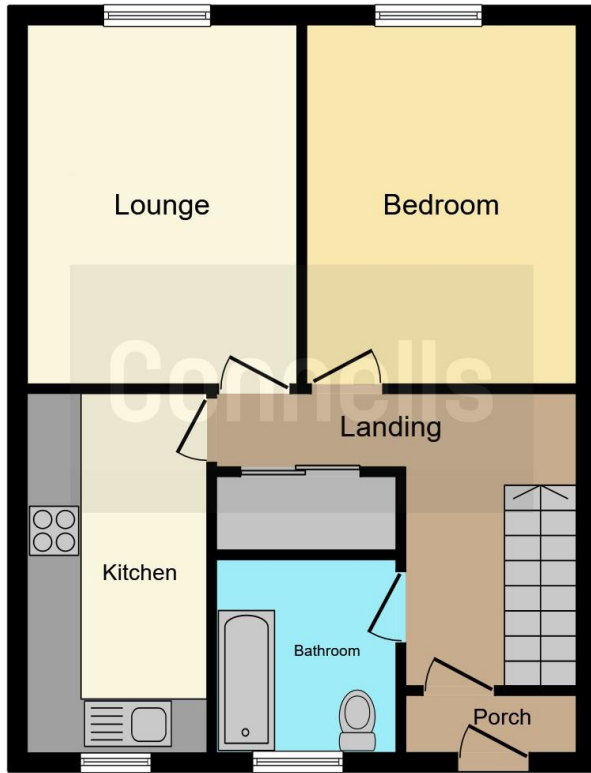
Bedroom One

13' 1" x 9' (3.99m x 2.74m)
Double glazed window to rear aspect. Fitted
carpet. Radiator

Outside

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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LUTON LU1 2AT

EPC Rating: C

view this property online connells.co.uk/Property/LUT316410

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.

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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