



**Connells**

Truncalls Sutherland Place  
Luton



## Property Description

Neatly located on one of Luton's most desirable residential roads is this attractive two double bedroom apartment with ample living space.

Sutherland Place is a quiet cul de sac located off Parkland Drive ideally situated within minutes of the M1 J10 and walking distance to Luton Station. School catchments are Hillborough lower school and Chiltern Hills Academy. In brief Internally the property comprises a 18 ft lounge diner with refitted kitchen breakfast room, refitted shower room, separate cloakroom and two double bedrooms.

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## Entrance

Door to front.

## Entrance Hall

Double glazed window and door to front. Radiator. Cupboard housing combi boiler.

## Cloakroom

Fitted with low level wc. Wash hand basin. Fully tiled. Double glazed window to rear.

## Lounge

18' 7" max x 15' 1" max ( 5.66m max x 4.60m

max )

Double glazed window to front and rear. TV and Telephone point. Radiator. Breakfast bar.

## Kitchen

10' x 6' 3" ( 3.05m x 1.91m )

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

## Hallway

Storage cupboard. Boiler cupboard.

## Bedroom One

Double glazed window to side. Radiator. Double glazed door onto balcony.

## Bedroom Two

Double glazed windows to rear and side. Radiator. Built in cupboard.

## Bathroom

Fitted with low level wc. Vanity unit. Single shower cubicle. Extractor fan. Fully tiled. Double glazed window to rear.

## Outside

Off street parking. Allocated bay









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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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT313957](http://connells.co.uk/Property/LUT313957)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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Property Ref: LUT313957 - 0005