



**Connells**

Marquis Court Earls Meade  
Luton

# Marquis Court Earls Meade Luton LU2 7LG

for sale  
**£190,000**



## Property Description

Offered with no upper chain is this TWO-bedroom Top floor apartment overlooks Popes Meadow and has views of Wardown Park

The area is very popular with first time buyers and investors as Luton mainline station and Luton town centre.

In brief the property comprises of a communal entrance, entrance hall, lounge/diner, kitchen two double bedrooms and bathroom. Externally the grounds are well kept and has allocated parking.

CALL NOW TO VIEW!!!

## Entrance Hall

### Lounge

21' 4" x 13' 3" ( 6.50m x 4.04m )

### Kitchen

9' 3" x 6' 5" ( 2.82m x 1.96m )

### Bedroom One

10' 3" x 10' 1" ( 3.12m x 3.07m )

### Bedroom Two

9' 4" x 8' 8" ( 2.84m x 2.64m )

### Bathroom

## 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](http://www.focalagent.com)

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: D

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT316667](http://connells.co.uk/Property/LUT316667)**

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.

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