



Connells

Wolston Close
Luton



Property Description

CHAIN FREE Located In The Popular Farley Hill Area of Luton Connells Offer This Two Bedroom First Floor Maisonette, Ideally Situated Close To Amenities, with J10 of the M1 also just A Short Drive From The Property and Luton town centre/Mainline Station. This Is Ideal For First Time Buyers or Investment, Property Benefits From A Entrance Hall, Lounge, Fitted Kitchen, Family Bathroom With Balcony From Master Bedroom.

window to rear.

Entrance Hall

Double glazed door to front. Airing cupboard. Storage cupboard.

Lounge

20' 9" x 11' 9" (6.32m x 3.58m)

Double glazed window to rear. TV & Telephone point. Radiator.

Kitchen

8' 1" x 9' 8" (2.46m x 2.95m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Boiler. Double glazed window to rear.

Landing

Stairs rising from entrance hall. Radiator.

Bedroom One

15' 4" x 9' 3" (4.67m x 2.82m)

Double glazed window to front. Radiator. Door to front. Access to balcony.

Bedroom Two

9' 3" x 7' 2" (2.82m x 2.18m)

Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Radiator. Double glazed





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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317081

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT317081 - 0004

