



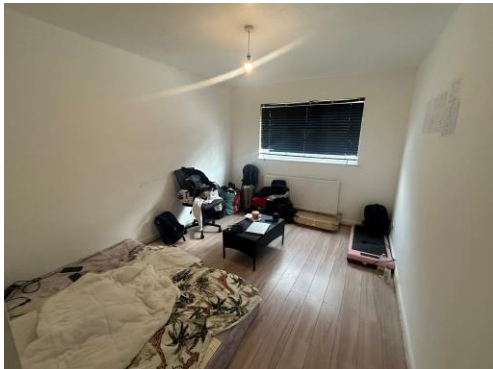
**Connells**

Maple Court Stockwood Crescent  
Luton



# Maple Court Stockwood Crescent Luton LU1 3SS

for sale  
**£170,000**



## Property Description

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

Offered with no upper chain is this TWO bedroom flat located in a central location. The area is very popular with first time buyers and investors as Luton town centre is just a short walk away.

Maple Court is located on Stockwood Crescent just off Farley Hill. Ideally located just half a mile from The Mall and The University of Bedfordshire. Luton Mainline Station is also located just under a mile from the property.

CALL NOW TO VIEW!!!

## Outside

## Lounge

17' 7" x 10' ( 5.36m x 3.05m )

Double glazed window to front. Radiator. TV & Telephone point. Wood laminate flooring

## Kitchen

9' 1" x 7' 11" ( 2.77m x 2.41m )

Fitted with wall and base units. Sink drainer. Work surfaces. Partly tiled. Electric oven. Gas hob. Extractor fan. Plumbing and space for appliances. Double glazed window to rear.

## Bedroom One

17' 7" x 10' 2" ( 5.36m x 3.10m )

Double glazed window to rear. Radiator. Wood laminate flooring

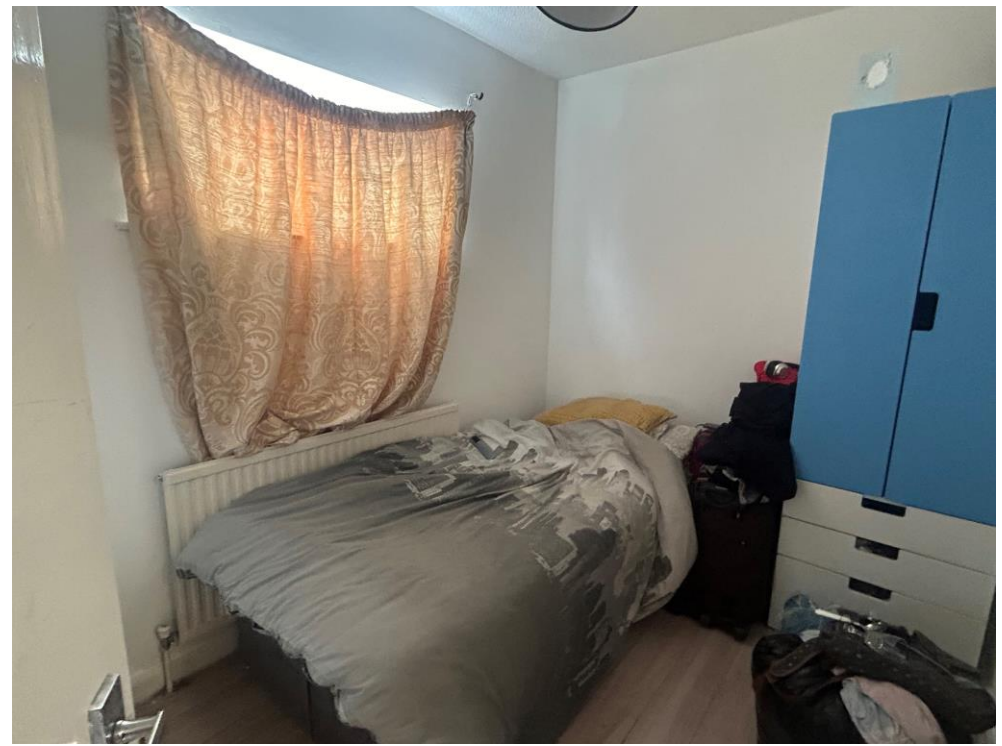
## Bedroom Two

9' 8" x 6' 4" ( 2.95m x 1.93m )

Double glazed window to rear. Radiator. Wood laminate flooring

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Fully tiled. Extractor fan.



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: C

Council Tax  
Band: A

Service Charge:  
1328.00

Ground Rent:  
249.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT316905](https://connells.co.uk/Property/LUT316905)**

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.

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Property Ref: LUT316905 - 0006