



Connells

Woodland Court Hart Hill Drive
Luton

Woodland Court Hart Hill Drive Luton LU2 0AX

for sale
£150,000



Property Description

Connells Luton bring to the market a spacious one bedroom first floor flat, located within walking distance to Luton Town centre. Woodland Court briefly comprises of an entrance hall, open plan lounge/diner, kitchen area, one bedroom and bathroom. Externally the property has communal parking.

The property is within a short stroll to the Town Centre. It's a super convenient location for commuting professionals looking to take advantage of the fantastic, direct rail links from Luton to London St Pancras. Going in the other direction you will find the London Luton Airport and the M1/J10 for London. So a great choice for those of you who need to commute daily or simply enjoy travelling.

Entrance Hall

Door to side into entrance hall.

Lounge

14' 11" x 13' (4.55m x 3.96m)

Double glazed window to front and side. TV point. Infrared heater.

Kitchen

11' x 5' 5" (3.35m x 1.65m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Induction hob. Plumbing and space for appliances. Double glazed window to front.

Bedroom One

8' 9" x 11' 2" (2.67m x 3.40m)

Double glazed window to side. Infrared heater.

Bathroom

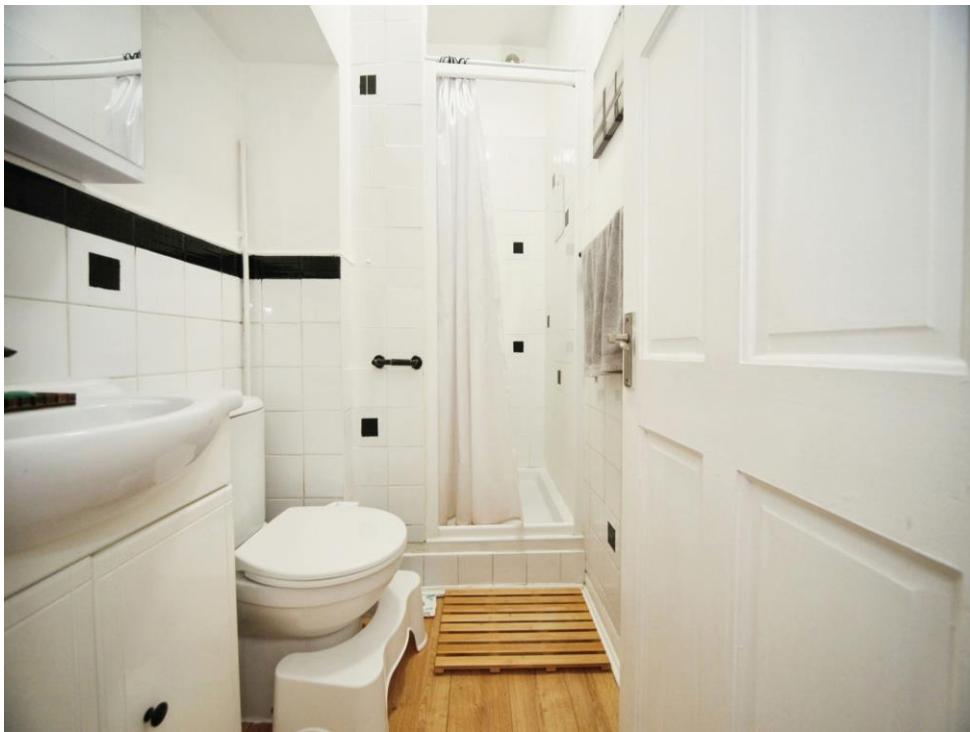
Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan.

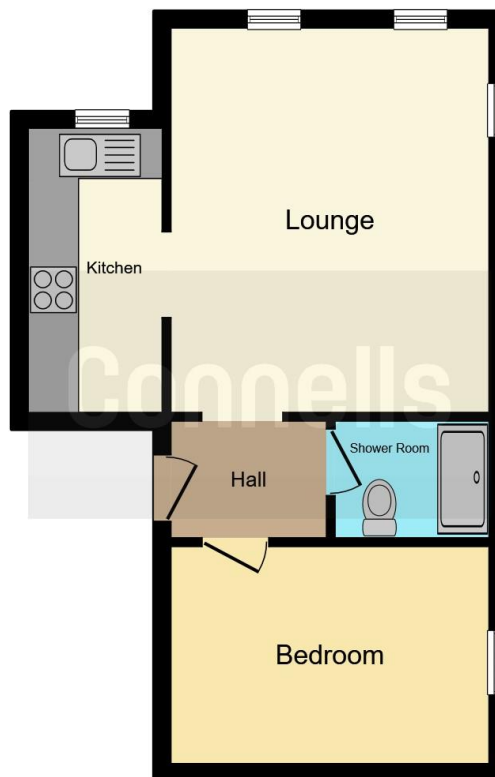
Outside

Communal Garden

Communal 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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83-83A George Street
 LUTON LU1 2AT

EPC Rating: E

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317321

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. 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.

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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