



**Connells**

Princes Place Knights Field  
LUTON



# Princes Place Knights Field LUTON LU2 7LN

for sale  
**£225,000**



## Property Description

**GREAT BUY-TO-LET OR FIRST-TIME BUY INVESTMENT**

Walking distance to Luton Town Centre •  
Secure Intercom Entry • Ensuite to Master •  
Allocated Parking

### Property Description

A fantastic opportunity for both first-time buyers and investors, this well-presented two-bedroom apartment is ideally located just a short walk from Luton Town Centre and Luton Mainline Train Station. Positioned off the prestigious Old Bedford Road, the property offers convenience, security, and excellent access to local amenities.

Internally, the apartment benefits from a secure intercom entry system, leading into a communal hallway with stairs to the first floor. Once inside, you are welcomed by an entrance hall, a bright lounge/diner, and a well-equipped kitchen fitted with wall and base units, an inset sink, and integrated appliances.

There are two double bedrooms, both featuring built-in wardrobes, with the master additionally boasting an en-suite shower room with walk-in shower, wash hand basin and WC. The main bathroom includes a bath with shower over, wash hand basin and WC.

### External Features

Allocated parking  
Communal front garden  
Secure block with intercom entry

### Location

Situated just 0.5 miles from Luton Mainline Train Station, the property is extremely well-placed for commuters, offering fast links into London. The town centre, shops, restaurants, and transport connections are all within walking distance.

Excellent schooling options nearby.

## Entrance Hall

Door to front. Secure Entry.

## Open Plan Living Area

### Lounge / Diner

Double glazed window to side. Electric heater. TV and Telephone point.

### Kitchen

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

## Bathroom

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

## Bedroom One

Double glazed bay window to sliding doors to side. Electric heater. Access to en suite.

## En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Shaver point. Electric heater. Extractor fan.

## Bedroom Two

Double glazed window to side. Electric heater.

## Outside

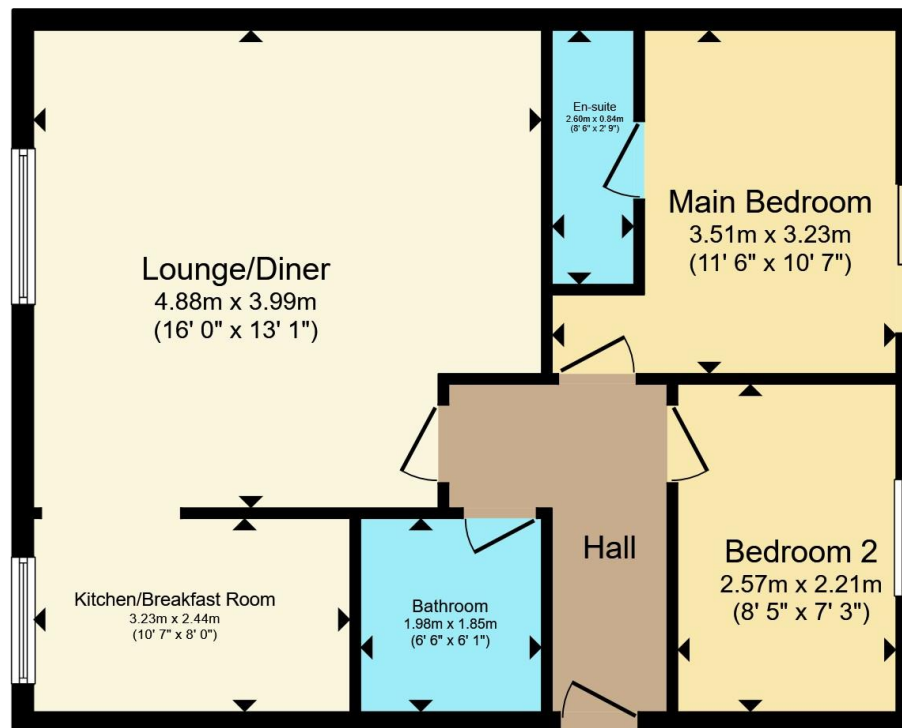












Total floor area 65.9 m<sup>2</sup> (710 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

EPC Rating:  
Awaited

Council Tax  
Band: C

Service Charge:  
1800.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT317948](http://connells.co.uk/Property/LUT317948)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. 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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