



**Connells**

Lullington Close  
Luton



# Lullington Close Luton LU2 8QY

for sale offers in excess of  
**£160,000**



## Property Description

Connells Stopsley bring to the market a one bedroom maisonette in the sought after Stopsley area of Luton. Lullington Close comes to the market without any upper chain complications. Comprising of one double bedroom, lounge, kitchen, family bathroom an additional study room and balcony. Externally the property has allocated parking.

Locally Lullington Close benefits from fantastic local transport links, is within close vicinity to local schools and has all local amenities just a short distance away. Internal viewings are advised for this perfect first time purchase or investment property. Call Connells Stopsley to arrange your appointment today!

## Entrance Hall

Stairs to upstairs, door to side, double glazed window to side, storage cupboards

## Lounge

13' 2" x 10' 7" ( 4.01m x 3.23m )  
TV point, radiator, double glazed window and double glazed patio doors to rear, access to balcony.

## Reception Room/study Room

Double glazed window to front.

## Kitchen

11' 1" x 7' 1" ( 3.38m x 2.16m )  
Fitted kitchen comprises of: a range of wall/base units, stainless steel sink/drainage unit, gas hob, electric oven, cooker-hood, plumbing for washing machine, integrated fridge/freezer, double glazed window to front.

## Landing

Loft access, radiator.

## Bedroom 1

13' 4" x 8' 8" ( 4.06m x 2.64m )  
Built-in wardrobe, radiator, double glazed window to rear.

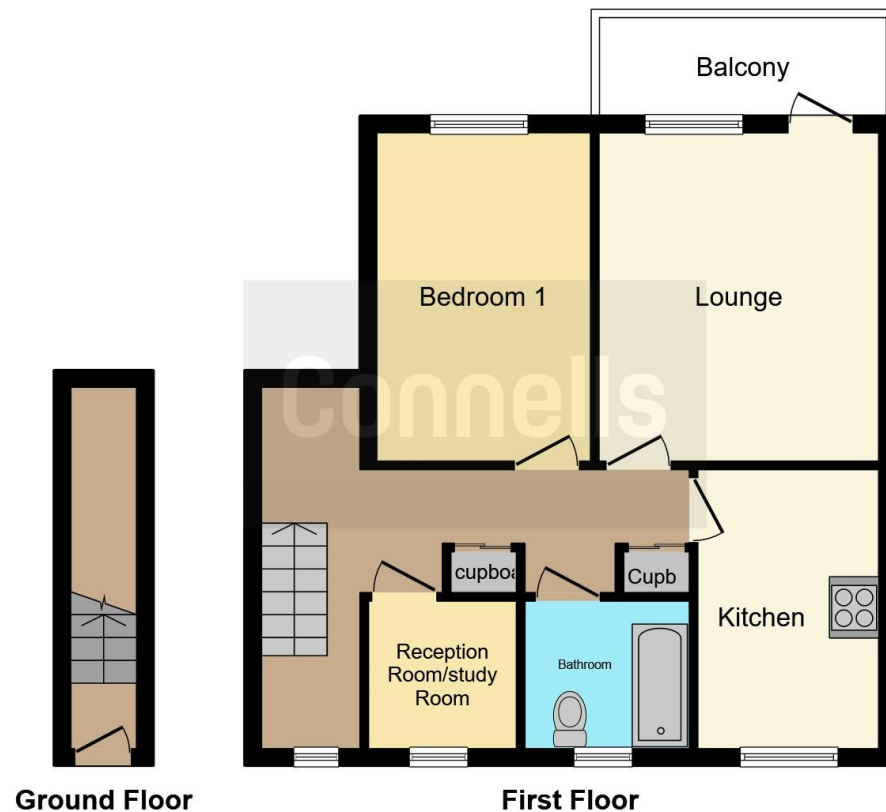
## Bathroom

Comprises of: paneled bath with mixer taps and shower, WC, wash hand basin, fully tiled walls, double glazed window to front.

## Balcony







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 737 069**  
**E stopsley@connells.co.uk**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/STP306785](http://connells.co.uk/Property/STP306785)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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