



Connells

Griffin Court Stirling Drive
Luton



Property Description

Connells are proud to present this luxury two bedroom apartment on the 'Saxon Square' development. Internally the apartment is beautifully presented and modern throughout. The property is located a close walk to Luton Parkway station and a short drive to M1 Junction 10. The apartment benefits from a spacious open plan living space/kitchen and has beautiful views from the large floor to ceiling windows.

Entrance Hall

Door to front. Radiator.

Kitchen / Diner

18' 8" x 17' 8" (5.69m x 5.38m)
Fitted with wall and base units. Stainless steel sink drainer. Integrated appliances. Electric oven and hob. Integrated fridge freezer. Dishwasher. TV point. Radiator. Double glazed window to rear. Double glazed patio doors to side.

Bedroom One

11' 9" x 11' (3.58m x 3.35m)
Double glazed window to side. Radiator. Built in wardrobes.

En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Shaver point. Radiator. Extractor fan. Partly tiled.

Bedroom Two

9' 3" x 12' 1" (2.82m x 3.68m)
Double glazed window to side. Radiator.

Bathroom

Fitted with bath with mixer taps and shower attachment. Low level wc. Wash hand basin. Radiator. Extractor fan. Radiator. Fully tiled.

Outside

Rear Garden

Paved patio area.

Parking

Underground parking providing allocated bay





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

Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: B

view this property online [connells.co.uk/Property/STP307147](https://www.connells.co.uk/Property/STP307147)

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.

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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