



**Connells**

Brendon Avenue  
Luton



### Property Description

Connells Stopsley bring to the market a well presented two bedroom flat in the sought after Vauxhall Park area of Stopsley. Brendon Avenue comprises of an entrance hall, two double bedrooms, lounge, kitchen/diner and family bathroom suite. Externally the property benefits from allocated parking.

Locally Brendon Avenue Is Within Close Proximity To Luton Airport, Luton Airport Parkway Train Station And Junction 10 Of M1. The Property Is Also Close To All Local Amenities, Is Within Walking Distance To Queen Elizabeth School.

### Entrance Hall

Double glazed door to side.

### Lounge

11' 4" x 12' ( 3.45m x 3.66m )  
Double glazed window to rear. Radiator.

### Kitchen

8' 8" x 11' 4" ( 2.64m x 3.45m )  
Fitted with wall and base units. Stainless steel sink drainer. Combi boiler. Plumbing and space for appliances. Double glazed window to front. Double glazed door to side.

### Bedroom One

11' 4" x 9' 11" ( 3.45m x 3.02m )  
Double glazed window to front. Fitted wardrobes. Radiator.

### Bedroom Two

11' 4" x 11' ( 3.45m x 3.35m )  
Double glazed window to rear. Fitted wardrobes. Radiator.

### Bathroom

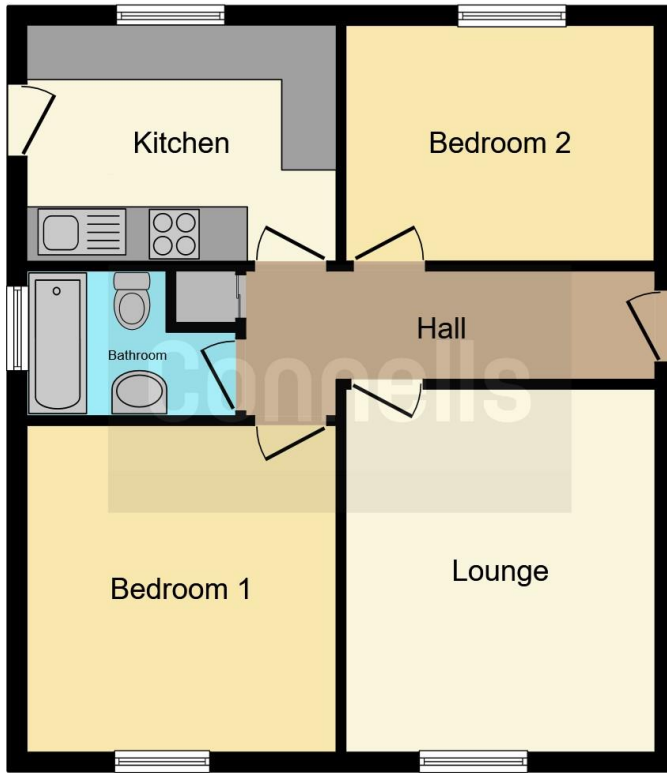
Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Partly tiled. Double glazed window to side.

### Outside

### Parking

Allocated parking bay.





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](http://www.focalagent.com)



To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/STP307381](http://connells.co.uk/Property/STP307381)**

This is a Leasehold property with details as follows; Term of Lease 169 years from 29 Sep 1963. 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.

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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