

for sale

**£175,000** Leasehold



## Waltham Court Cowdray Close Luton LU2 8QX

Connells Stopsley bring to the market a one bedroom ground floor maisonette with its own PRIVATE rear garden. Waltham Court briefly comprises of an entrance hall, one double bedroom with fitted wardrobes, bathroom suite, open plan lounge/diner with kitchen area. With access to the rear garden.

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# Property Details

## Entrance Hall

Door to front. Large lockable storage cupboard. Storage cupboard housing electric meter and hot water tank.

## Lounge / Diner 16' 7" x 11' 3" ( 5.05m x 3.43m )

Double glazed patio door to rear. TV point.

## Kitchen 6' 9" x 8' ( 2.06m x 2.44m )

Fitted with wall and base units. Double bowl sink drainer with mixer taps. Plumbing and space for appliances. Cooker hood. Double glazed window to side.

## Bedroom One 11' 8" x 11' 6" ( 3.56m x 3.51m )

Double glazed window to front. Fitted wardrobes. TV point.

## Bathroom

Fitted with low level wc. Wash hand basin with mixer taps. Lighted mirror. Bath with mixer taps. Electric shower. Shaver point. Extractor fan.

## Outside

### Rear Garden

Patio area. Shed with power and light. Security lights.





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

**Tenure:** Leasehold

**EPC Rating:** Awaited

Property Ref: STP307866 - 0003

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1973. Should you require further information please contact the branch. Please Note additional

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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