





# Nayland Close Luton LU2 9SZ

for sale offers in excess of  
**£170,000**



## Property Description

Connells Stopsley bring to the market a one bedroom CHAIN FREE upper floor maisonette located in the sought after Wigmore location. Nayland Close briefly comprises of an entrance hall with stairs to the upper floor, double bedroom, lounge/diner, kitchen area and bathroom suite. The property also comes with a front garden and allocated parking.

Nayland Close is located in the popular Wigmore area of Stopsley, which is close to all local amenities, and has fantastic transport links into London via junction 10 of M1 and Luton Airport Parkway Train Station. Nayland Close is a perfect first time purchase with a lease of over 100 years. Call Connells Stopsley today to arrange your appointment!

## Entrance Hall

Double glazed door to front. Stairs to upper floor.

## Lounge

13' x 10' 1" ( 3.96m x 3.07m )

Double glazed window to rear and side. Programmable thermostatically controlled electric radiator. TV point.

## Kitchen

6' 10" x 10' ( 2.08m x 3.05m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Boiler. Double glazed

window to front.

## Landing

Loft access. Part boarded loft.

## Bedroom One

13' x 8' 5" ( 3.96m x 2.57m )

Double glazed window to rear. Fitted wardrobes. Programmable thermostatically controlled electric radiator.

## Bathroom

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

## Outside

## Front Garden

Paved pathway to entrance. Laid to lawn.

## Parking

Allocated bay.

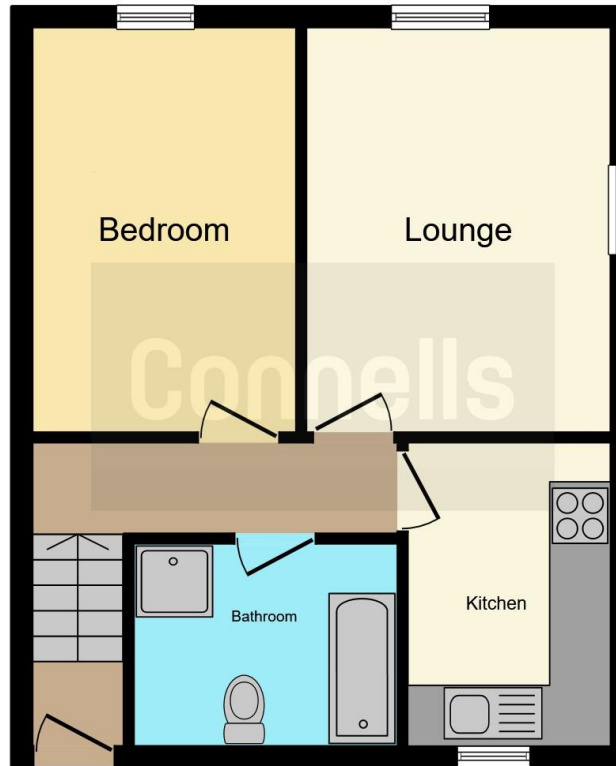












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E

Council Tax  
 Band: A

Service Charge: 743.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STP307989](http://connells.co.uk/Property/STP307989)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1981. 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.

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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STP307989 - 0004