



Connells

Burfield Court Handcross Road
Luton



Property Description

Connells Stopsley present a CHAIN FREE converted studio flat located on the sought after Handcross Road. Burfield Court has an intercom system entrance and briefly comprises of an entrance hall, converted bedroom, open plan living space and bathroom. Externally the property has communal gardens and an allocated parking space.

Locally 'Handcross Road' is a great choice for families with a host of local schools and amenities within easy reach. Commuters would benefit from some great transport links including London/Luton airport, Junction 10 of the M1 as well as A505 out towards the A1.

Entrance Hall

Door to front.

Kitchen / Diner

15' 9" x 12' 3" (4.80m x 3.73m)

Fitted with wall and base units. Stainless steel sink drainer. Plumbing and space for appliances. Double glazed window to front and side. TV point.

Bedroom One

7' 6" x 10' 2" (2.29m x 3.10m)

Bathroom

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

side.

Outside

Communal Area

Parking

Allocated parking space.









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

To view this property please contact Connells on

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Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: D Council Tax
 Band: A

Service Charge: 690.00 Ground Rent:
 30.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STP307986

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1976. 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.



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