

for sale

**£280,000** Leasehold



## Ellesmere Court Stirling Drive Luton LU2 0GD

Connells Stopsley present a luxury two bedroom first floor apartment. Ellesmere Court briefly comprises of an entrance hall, spacious storage cupboard, modern family bathroom, two double bedrooms, the master benefiting from an ensuite and an offset kitchen leading to lounge/dining area.



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# Property Details

## Entrance Hall

Door to front. Radiator. Storage cupboard.

## Lounge/Diner 14' 9" x 13' 3" ( 4.50m x 4.04m )

Double glazed patio doors on to balcony. Double glazed window to side. Radiator.

## Kitchen 8' 9" x 7' 9" ( 2.67m x 2.36m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Electric hob. Cooker hood. Integrated fridge freezer.

## Bedroom One 11' 3" x 10' 2" ( 3.43m x 3.10m )

Double glazed window to rear. Fitted wardrobes. Radiator.

## En-Suite

Part tiles. Walk in shower. W/C. Wash hand basin. Radiator. Shaver point. Extractor fan.

## Bedroom Two 10' 2" x 9' ( 3.10m x 2.74m )

Double glazed window to rear. Radiator.

## Bathroom

Part tiled. Bath with mixer taps. Shower. W/C. Wash hand basin. Extractor fan. Radiator.

## Communal Front Garden Allocated Parking Space





To view this property please contact Connells on

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

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LUTON LU2 7XH

Property Ref: STP307975 - 0003

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

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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