







## Property Description

This one bedroom first floor maisonette makes the idea first time purchase with allocated parking and garden. Located off the beaten track while still being in close proximity of everyday amenities. It is also being offered to the market chain-free!

Briefly comprises of; Hallway, lounge, kitchen, bedroom and bathroom off the landing.

Externally there is a garden to the front and allocated parking space to side.

Luton Parkway station is round 1.4 miles from the apartment and Luton mainline station around 1.8 miles. The Thameslink line can have you in St Pancras in as little as 22 minutes!

Local bus routes run frequently in the area and Luton airport is a short drive.

Local schools include; Wigmore Primary, Queen Elizabeth School and Someries Infant School and Early Childhood Education Centre (rated ofstead: outstanding)

Wigmore Park District Centre is stones throw from the property and offers an array of shops including; Asda and Iceland, as well as takeaways, gym, and a public house.

There are also a doctors and dentist in the facility.

Wigmore park backs onto the Hertfordshire countywide and offers pictures walks and play area.

To book a viewing please call the team today!

## Entrance

Door to front. Stairs rising to first floor.

## Entrance Hall

Fitted carpet. Loft.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with shower over. Partly tiled. Extractor fan.

## Lounge

13' x 10' ( 3.96m x 3.05m )

## Kitchen

9' x 6' 1" ( 2.74m x 1.85m )

## Bedroom One

13' x 7' ( 3.96m x 2.13m )

## Garden

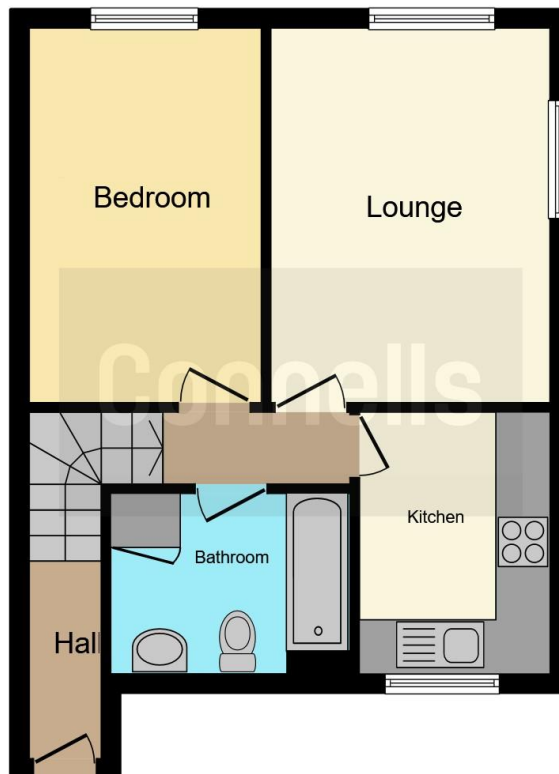
## Allocated Parking











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

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Jansel House Parade 656 Hitchin Road Stopsley  
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EPC Rating: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STP308121](http://connells.co.uk/Property/STP308121)**

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.

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