



Connells

Elderberry Close
Luton



Property Description

Connells Stopsley present a two bedroom ground floor flat located in the sought after Putteridge area. Elderberry Close briefly comprises an entrance hall, two bedrooms, open plan lounge/diner, kitchen and bathroom suite. The property also benefits from a garage in a block.

Elderberry Close is located at the bottom of Putteridge Road, just round the corner from Stopsley Village shops on the Jansel House Roundabout. Luton Airport is a 5-10 minute drive away, and there are also great transport links into the town centre. Schooling is provided nearby from Stopsley Primary and Putteridge High School.

Entrance Hall

Lounge

12' 6" x 16' 6" (3.81m x 5.03m)

Kitchen

6' 1" x 9' 8" (1.85m x 2.95m)

Bedroom One

8' 9" x 15' 2" (2.67m x 4.62m)

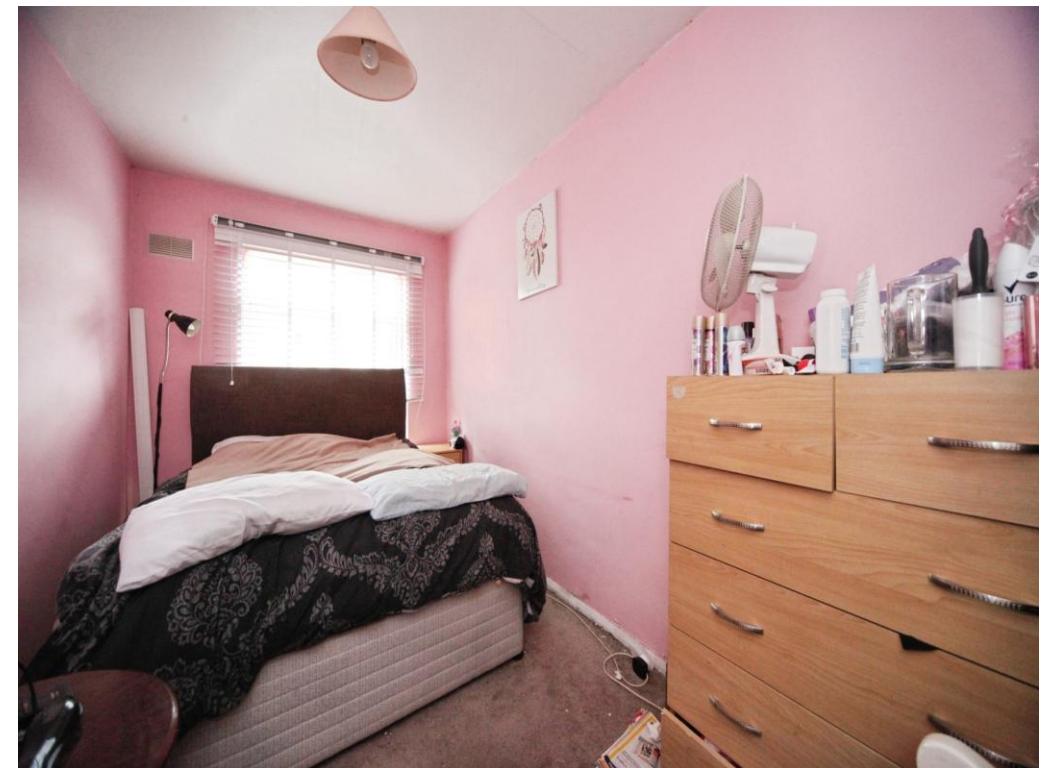
Bedroom Two

6' 9" x 16' 9" max (2.06m x 5.11m max)

Bathroom

Outside

Garage









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:
 1536.00

Ground Rent:
 648.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/STP308181\]\(http://viewthispropertyonline.connells.co.uk/Property/STP308181\)](http://viewthispropertyonline.connells.co.uk/Property/STP308181)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. 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.

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