

for sale

**£150,000** Leasehold



## Garfield Court Handcross Road Luton LU2 8JZ

Connells Stopsley bring to the market a CHAIN FREE one bedroom ground floor flat located in the sought after Wigmore area. Garfield Court briefly comprises an entrance hall, bathroom suite, open plan lounge/diner and kitchen area, complete with one double bedroom and fitted wardrobes.

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# Property Details

## Entrance Hall

Door to front.

## Lounge

Double glazed window to front. Electric fire.

## Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Plumbing and space for appliances.

## Bedroom One

Double glazed window to front. Radiator. Fitted wardrobes.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Electric shower. Extractor fan. Partly tiled.





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

Property Ref: STP308330 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: Ask Agent

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 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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