

for sale

**£135,000** Leasehold



## Burfield Court Handcross Road Luton LU2 8JY

Connells Stopsley present a CHAIN FREE studio flat located Wigmore. Burfield Court has an Intercom system entrance, the flat itself comprises of an entrance hall, open plan bedroom/lounge, bathroom and kitchen area. Externally the property has communal gardens and allocated parking space.

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# Property Details

## Entrance Hall

Double glazed door to front.

## Lounge / Bedroom 15' 10" x 20' 10" ( 4.83m x 6.35m )

Double glazed window to front. Electric heater. TV point.

## Kitchen 6' 5" x 5' ( 1.96m x 1.52m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances.Extractor Fan.

## Bathroom

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

## Outside

## Parking

Allocated parking bay.





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

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: STP307445 - 0003

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

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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