

for sale

from **£180,000** Leasehold



Quilter Close Luton LU3 2LL

This two bedroom upper floor flat will make a perfect first time buy or investment purchase situated within close proximity to Leagrave mainline train station and the M1 motorway. In brief there is secured intercom entrance, lounge, kitchen, two good sized bedrooms and bathroom.

Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Entrance Hall

Door to side aspect. Radiator.

Lounge 14' 3" x 11' 9" max (4.34m x 3.58m max)

Double glazed window to rear aspect. Radiator.

Kitchen 7' 9" x 7' 9" (2.36m x 2.36m)

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Integrated electric oven with hob. Combi boiler.

Bedroom One 12' 7" x 8' (3.84m x 2.44m)

Double glazed window to front aspect. Fitted wardrobes. Radiator.

Bedroom Two 9' 4" x 6' 11" (2.84m x 2.11m)

Double glazed window to front aspect. Radiator.

Bathroom

Suite comprising bath with mixer taps and electric shower attachment, wash hand basin and low level wc. Part tiled.



To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Leasehold

EPC Rating: C

Property Ref: LGR310301 - 0005

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

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk