

for sale

guide price **£210,000** Leasehold



Fairfax Avenue Luton LU3 3DE

Connells Leagrave bring to the market a well presented upper floor maisonette in the sought after Sundon Park area of Leagrave. Fairfax Avenue briefly comprises an entrance hall, kitchen area, lounge/diner, two bedrooms and family bathroom suite. Externally the property has access to a shared garden



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.focusagent.com

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Property Details

Entrance Hall

Double glazed door to front aspect.

Lounge 17' 4" x 12' (5.28m x 3.66m)

Double glazed window to front aspect. Television point. Radiator.

Kitchen 10' 11" x 8' (3.33m x 2.44m)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Space for a fridge/freezer. Plumbing for a washing machine. Electric hob with electric oven and cooker hood over.

First Floor Landing

Double glazed window to side aspect. Loft access with ladder. Radiator.

Bedroom One 11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed window to rear aspect. Radiator.

Bedroom Two 10' 6" x 8' 1" (3.20m x 2.46m)

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

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.

Rear Garden

Laid to lawn with a patio area. Shed. Shared with ground floor maisonette.

Garage

Single garage with up and over door. Power and light supply.



To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Leasehold

EPC Rating: C

Property Ref: LGR310774 - 0004

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 leasehold properties.

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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