

for sale

offers in excess of **£110,000** Leasehold



## Gilderdale Luton LU4 9NB

Connells Leagrave bring to the market a fantastic first time purchase or investment opportunity located off the popular Toddington Road area.



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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.foxtagest.com

# Property Details

## Lounge/Bedroom 12' 10" x 10' 3" ( 3.91m x 3.12m )

Double glazed window to front aspect. Electric heater  
Television point.

## Kitchen 7' 10" x 5' 8" ( 2.39m x 1.73m )

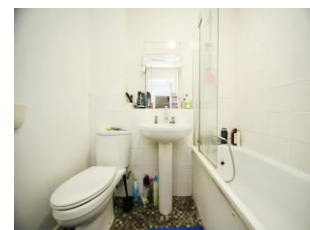
Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Electric oven with electric hob and cooker hood over.

## Bathroom

Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Extractor fan.

## Parking

Allocated parking space.



To view this property please contact Connells on

**T 01582 595 127**  
**E [leagrave@connells.co.uk](mailto:leagrave@connells.co.uk)**

185 Marsh Road Leagrave  
LUTON LU3 2QQ

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: LGR309245 - 0002

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 these such as Leasehold fees.

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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