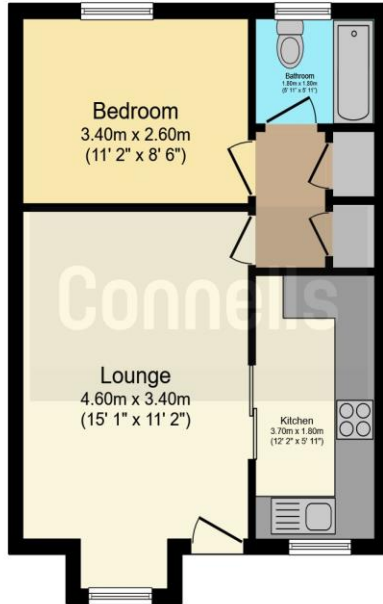




Connells

Aubrey Gardens
Luton



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.focalagent.com



Property Description

Connells Legrave bring to the market a well presented one bedroom ground floor flat located in the sought after Legrave area. Aubrey Gardens briefly comprises an entrance hall, lounge with bayfronted window, kitchen area separate of lounge via a sliding door, one double bedroom with fitted wardrobes and bathroom suite. The property also boasts generous storage via two cupboards in the hallway. Externally the property benefits from communal gardens and an allocated parking space

Aubrey Gardens, based on Toddington Road, is within close proximity to all local amenities, has fantastic local transport links as well as commuter links into London via the M1 and Legrave Train Station. Internal viewings are advised, Call Connells Legrave today to arrange your viewing appointment!

Entrance Hall

Double glazed door to front aspect.

Lounge

14' 8" x 9' 7" (4.47m x 2.92m)

Double glazed window to front aspect. Fireplace with electric fire. Electric convector heater.

Kitchen

11' 1" x 5' 11" (3.38m x 1.80m)

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. Space for a fridge/freezer. Electric hob. Space for a freestanding electric oven. Cooker hood.

Bedroom One

9' 8" x 9' 7" (2.95m x 2.92m)

Double glazed window to rear aspect. Fitted wardrobe. Electric convector heater.

Bathroom

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

Garden

Communal garden area.

Parking

One allocated parking space.





To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D Council Tax
 Band: A

Service Charge: 844.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR311535

This is a Leasehold property with details as follows; Term of Lease 151 years from 20 Feb 2025. 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.

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