





# Copenhagen Close Luton LU3 3TG

for sale  
**£180,000**



## Property Description

Connells Leagrave bring to the market a perfect first time purchase two bedroom split level maisonette. Copenhagen Close briefly comprises an entrance hall, open plan lounge/diner/kitchen area. The second floor contains two bedrooms and family bathroom suite. Externally the property also comes with a garage in a block.

The property is structurally sound and the location is excellent for those looking for a commutable distance to the nearby Leagrave Train Station and access to the M1. Copenhagen Close is also located within close proximity to all local amenities and local schools.

## Entrance Hall

Double glazed door to front aspect.

## Lounge/Diner

15' 2" x 10' 1" ( 4.62m x 3.07m )

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

## Kitchen

16' x 6' 8" ( 4.88m x 2.03m )

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. Integrated dishwasher. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over.

## First Floor Landing

Airing cupboard housing boiler and washing machine. Radiator.

## Bedroom One

14' 1" x 10' ( 4.29m x 3.05m )

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

## Bedroom Two

9' 7" x 6' 10" ( 2.92m x 2.08m )

Double glazed window to front aspect. Built in cupboard. Radiator.

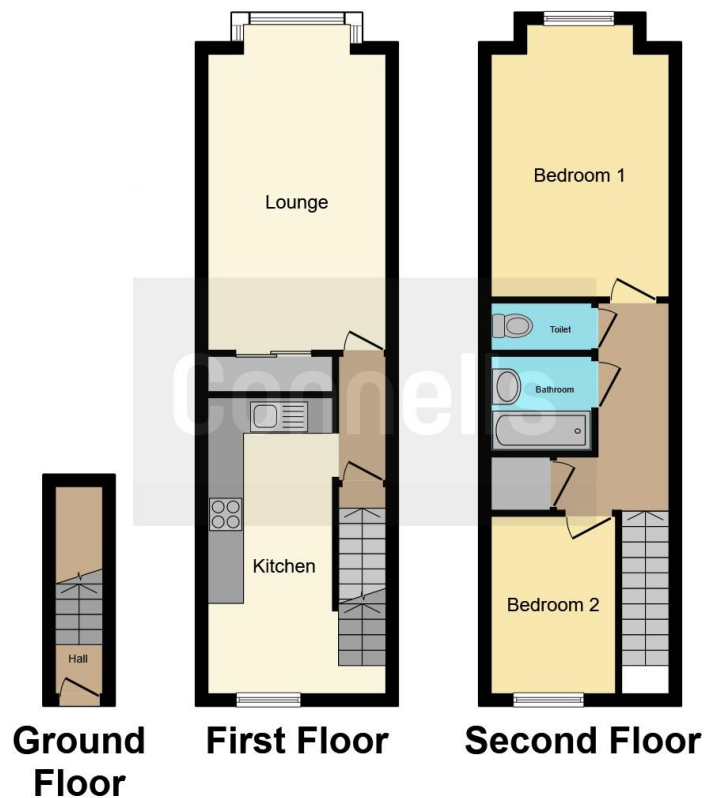
## Bathroom

Suite comprising bath with mixer taps and shower attachment, wash hand basin.

## Separate Wc

Low level wc. Part tiled.





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](http://www.focalagent.com)

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185 Marsh Road Legrave  
 LUTON LU3 2QQ

EPC Rating: C

Council Tax  
 Band: A

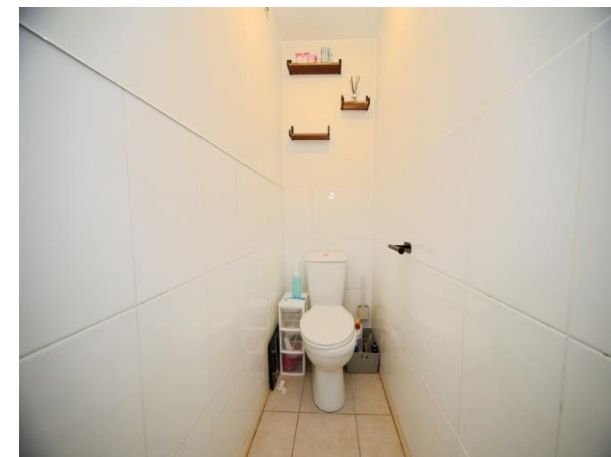
Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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 items such as Leasehold packs.



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