

for sale

offers in the region of **£175,000** Leasehold



## Quilter Close Luton LU3 2LL

Connells Leagrave bring to the market a well presented two bedroom upper floor flat located in the sought after Icknield area. Quilter Close briefly comprises an entrance hall, two spacious bedrooms, family bathroom suite, lounge/diner and kitchen area. The property also has residents parking.

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# Property Details

## Lounge/Diner 14' 2" x 11' 4" ( 4.32m x 3.45m )

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

## Kitchen 7' 9" x 7' 3" ( 2.36m x 2.21m )

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. Freestanding gas oven. Space for a fridge and freezer. Combi boiler.

## Bedroom One 12' 8" x 8' 1" ( 3.86m x 2.46m )

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

## Bedroom Two 8' plus window recess x 6' 10" ( 2.44m plus window recess x 2.08m )

Double glazed window to front aspect. Radiator.

## Bathroom

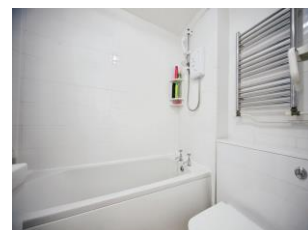
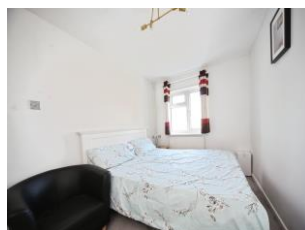
Suite comprising bath with mixer taps and electric shower, wash hand basin and low level wc. Extractor fan. Fully tiled. Radiator. Loft access.

## Garden

Communal garden area.

## Parking

Communal parking area.



To view this property please contact Connells on

**T 01582 595 127**  
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185 Marsh Road Leagrave  
LUTON LU3 2QQ

Property Ref: LGR311631 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

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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