



Orchid Close Luton LU3 3EX

for sale offers in excess of
£170,000



Property Description

Connells Legrave bring to the market an extremely well presented two bedroom flat located in the Sundon Park area of Legrave. Orchid Close comprises two good sized bedrooms, lounge/diner, kitchen area and family bathroom. Externally the property benefits from an allocated parking space.

Located Orchid Close is within walking distance to all local amenities as well as Legrave train station and being a short drive to both junction 11 and junction 11a of the M1 motorway,

Entrance Hall

Door to side aspect.

Lounge/Diner

17' 7" x 10' 1" (5.36m x 3.07m)

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

Kitchen

12' 4" x 5' 6" (3.76m x 1.68m)

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. Electric oven with gas hob and cooker hood over.

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

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

Bedroom Two

12' x 6' 9" (3.66m x 2.06m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps with shower

attachment, wash hand basin and low level wc. Part tiled. Extractor fan. Radiator.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR311232

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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Property Ref: LGR311232 - 0006