

for sale

offers in excess of **£160,000** Leasehold



## Jonathan Henry Place Luton LU4 9DQ

Located within walking distance to Leagrave train station, Connells offer this spacious 1 bedroom flat. Whilst amenities are also nearby this is an ideal first time buy or investment property. Call Connells now on 01582 595 127.



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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.



# Property Details

## Entrance Hall

Door to front aspect. Cupboard. Radiator.

## Lounge 13' 7" x 12' 2" max ( 4.14m x 3.71m max )

Double glazed window to side aspect. Radiator.

## Kitchen 8' 11" x 6' 9" max ( 2.72m x 2.06m max )

Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Part tiling. Plumbing for a washing machine. Space for a fridge.

## Bedroom One 13' 7" x 10' 4" ( 4.14m x 3.15m )

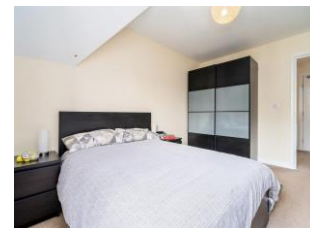
Double glazed window to front aspect. Radiator.

## Bathroom

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

## 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:** B

Property Ref: LGR309599 - 0004

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Apr 2016. Should you require further information please contact the branch. Please Note additional

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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