



Connells

Kinross Crescent
Luton



Property Description

Offered to the market is this well-proportioned two-bedroom ground-floor maisonette, situated on Kinross Crescent in the popular Sundon Park area of Luton. The property offers comfortable and practical accommodation throughout, making it an excellent choice for first-time buyers, downsizers or buy-to-let investors.

The accommodation provides a spacious living area, fitted kitchen, two well-sized bedrooms and bathroom. Being positioned on the ground floor adds to the property's accessibility and convenience, while the well-proportioned layout offers plenty of scope for a purchaser to make the property their own.

With its practical accommodation and convenient location, this maisonette represents a fantastic opportunity for buyers looking to get onto the property ladder or add to an existing investment portfolio. Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hall

Double glazed door and window to front aspect. Radiator.

Lounge

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

Kitchen

Double glazed window to front aspect. Double glazed door to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a one and a half sink and drainer unit. Space for a fridge/freezer. Plumbing for a dryer, washing machine and dishwasher. Integrated electric oven with electric hob and cooker hood over. Radiator.

Bedroom One

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

Bedroom Two

Double glazed patio doors to rear aspect. Built in cupboard. Radiator.

Shower Room

Double glazed window to side aspect. Suite comprising walk in shower, wash hand basin and low level wc. Fully tiled. Extractor fan.

Rear Garden

Laid to lawn with a patio area. Shed.

Garage

Situated in a block. Up and over door.





To view this property please contact Connells on

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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/LGR312498

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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