



**Connells**

Brendon Avenue  
Luton



### Property Description

A spacious and well-presented two-bedroom split-level maisonette offering approximately 905 sq. ft. of accommodation, benefitting from its own private garden and a fantastic layout arranged over three floors.

Accessed via its own private entrance, the property features a generous entrance hall leading to the first floor where you'll find a bright and airy 15ft lounge and a separate fitted kitchen with ample storage and worktop space. The split-level design provides a real sense of space and separation between living and sleeping accommodation.

The top floor comprises a substantial principal bedroom measuring over 11ft x 11ft, a second well-proportioned double bedroom, family bathroom and landing area.

Externally, the property enjoys the rare benefit of a private rear garden, ideal for entertaining, relaxing or for those with children and pets.

Brendon Avenue is conveniently located for local amenities, well-regarded schools, transport links and easy access to Luton town centre, making this an excellent purchase for first-time buyers, investors or growing families alike.

### Agents Note

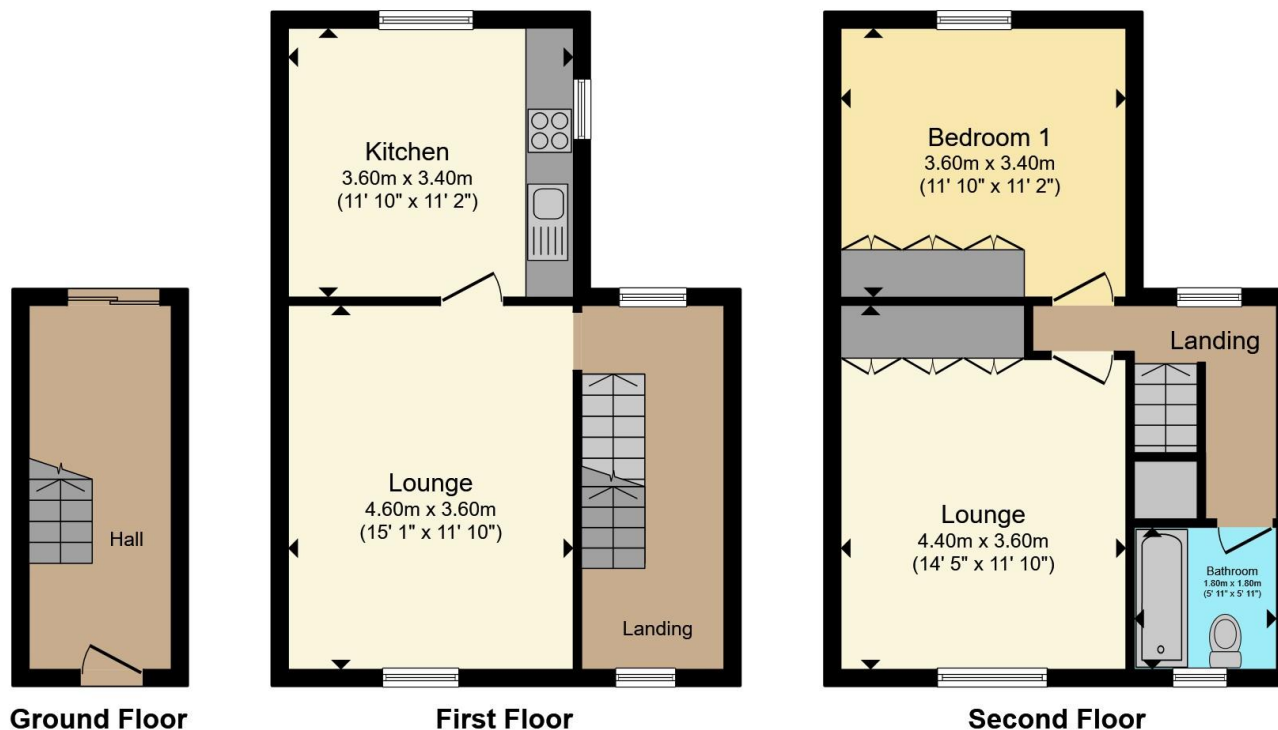
Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted

to cover to 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.









Total floor area 84.1 m<sup>2</sup> (905 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01582 737 069**  
**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
LUTON LU2 7XH

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STP308499](http://connells.co.uk/Property/STP308499)**

This is a Leasehold property with details as follows; Term of Lease 172 years from 29 Sep 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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