



Connells

The Wickets
Luton



Property Description

Situated directly opposite the picturesque Wardown Park, this beautifully presented penthouse apartment offers the perfect blend of modern living and a tranquil setting. With immediate access to expansive green spaces, scenic walking routes, and nature, it provides a peaceful retreat whilst being moments from key local amenities.

For commuters, Luton Train Station is within comfortable walking distance, offering fast routes into London and beyond. The property also benefits from close proximity to the Old Bedford Road, placing a range of shops, services, and everyday conveniences within easy reach.

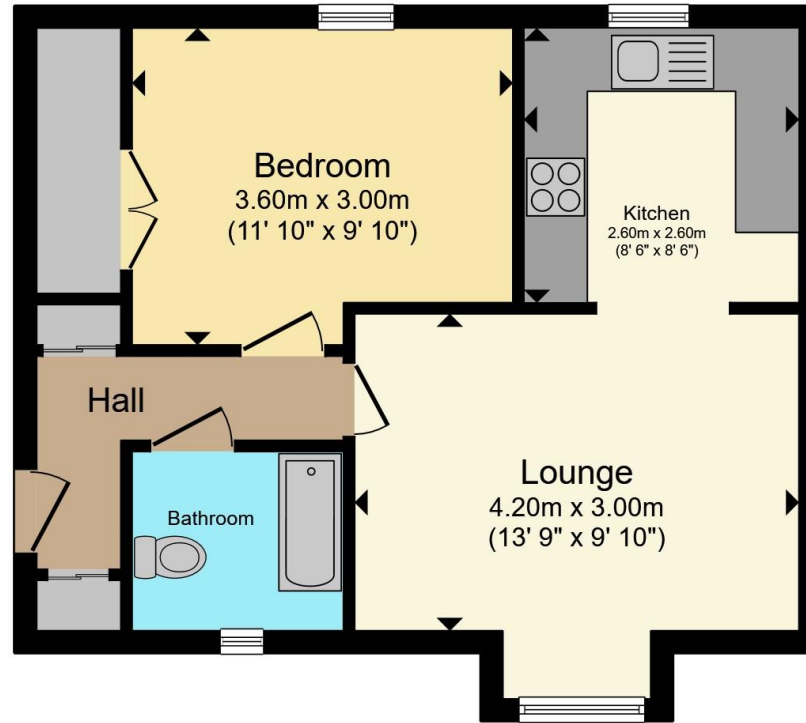
Inside, the home boasts a contemporary finish throughout. The spacious open-plan living and dining area delivers a light, airy feel, enhanced by generous natural light. This versatile space is ideal for relaxing, entertaining guests, or working from home.

The well-proportioned double bedroom is a standout feature, offering a luxurious walk-in wardrobe providing excellent storage and a premium feel. The modern bathroom is fitted with high-quality contemporary fixtures, ensuring comfort and convenience.

Further benefits include allocated parking and access to well-kept communal areas, making this property a fantastic option for professionals, first-time buyers, or anyone seeking a stylish home in a highly desirable location.







Total floor area 42.0 m² (452 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



To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1550.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317951

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.

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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