



**Connells**

Chevette Court Kimpton Road  
Luton

# Chevette Court Kimpton Road Luton LU2 0GS

for sale offers in excess of  
**£180,000**



## Property Description

Connells bring to the market and IMMACULATE studio apartment located on the sought after Strawberry Star development. Located a few minutes walk from Luton Parkway train station. The property is ideal for anyone commuting into Luton airport or Luton airport parkway train station.

Location is everything, and here it's exceptional. A stroll of less than five minutes brings you to Luton Airport Parkway Station, where direct city trains – plus the Dart connection to the airport – put both London offices and international travel within effortless reach. From your front door to the City in just over half an hour: ideal for city workers, international travellers, and pilots alike.

## Entrance Hall

Door to front.

## Kitchen

9' 3" x 10' 8" ( 2.82m x 3.25m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated appliances.

## Lounge / Bedroom

16' 6" x 12' 3" ( 5.03m x 3.73m )

Double glazed window to rear. Radiator.

## Bathroom

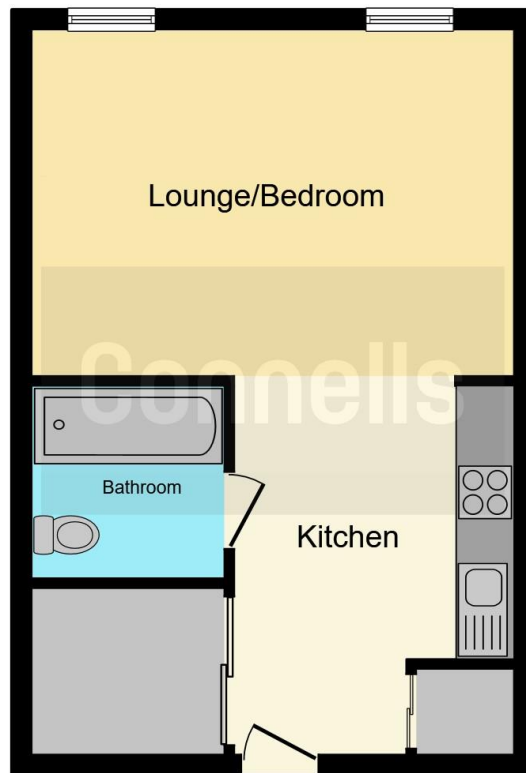
Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Heated towel rail. Fully tiled. Extractor fan.

## Outside

## Communal Gardens

## Parking





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.focalagent.com](http://www.focalagent.com)

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: A

Service Charge: 720.00 Ground Rent:  
 185.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STP308172](http://connells.co.uk/Property/STP308172)**

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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