

for sale

offers in excess of

**£160,000 Leasehold**



**Maple Court Stockwood Crescent Luton LU1 3SS**

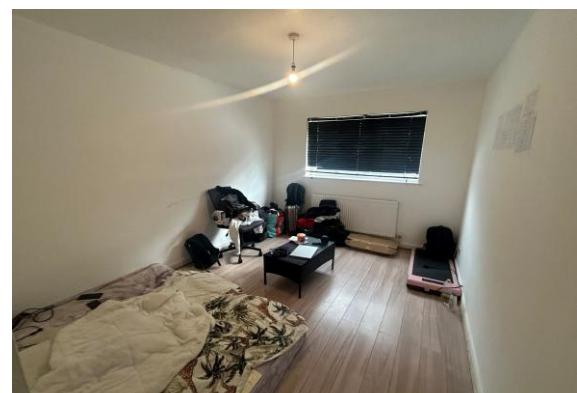
**NO UPPER CHAIN!!**

A well-located two-bedroom flat ideal for first-time buyers or investors.

Situated in central Luton, just a short walk to The Mall, University of Bedfordshire and under a mile from Luton Station.

Residential Sales & Lettings | Mortgage Services |

Conveyancing | Surveyors | Land & New Homes



# Property Details

## **Lounge** 17' 7" x 10' ( 5.36m x 3.05m )

Double glazed window to front. Radiator. TV & Telephone point. Wood laminate flooring

## **Kitchen** 9' 1" x 7' 11" ( 2.77m x 2.41m )

Fitted with wall and base units. Sink drainer. Work surfaces. Partly tiled. Electric oven. Gas hob. Extractor fan. Plumbing and space for appliances. Double glazed window to rear.

## **Bedroom One** 17' 7" x 10' 2" ( 5.36m x 3.10m )

Double glazed window to rear. Radiator. Wood laminate flooring

## **Bedroom Two** 9' 8" x 6' 4" ( 2.95m x 1.93m )

Double glazed window to rear. Radiator. Wood laminate flooring

## **Bathroom**

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Fully tiled. Extractor fan.

## **Outside**





To view this property please contact Connells on

**T 01582 450 999**  
**E luton@connells.co.uk**

83-83A George Street  
LUTON LU1 2AT

Property Ref: LUT316905 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1328.00

Ground Rent: 249.00

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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