



**Connells**

Brocket Court Vincent Road  
Luton



### Property Description

Connells Leagrave present a CHAIN FREE two bedroom second floor flat located on the sought after Vincent Road. The property briefly comprises an entrance hall with loft, open plan lounge/diner, modern kitchen, two spacious bedrooms and bathroom suite. The property also has allocated parking. The property boasts a 144 year lease along with NO ground rent charges.

Located in a quiet road this excellent location offers easy access to Leagrave train station, with fast connections to central London, as well as being just a mile from M1 Junction 11 and the Luton and Dunstable Hospital. Local schools, including Leagrave Primary School and Challney High School for Girls, are also nearby. This chain-free property combines comfortable living spaces with prime location, making it the perfect choice for growing families.

### Entrance Hall

Door to side aspect. Loft access. Radiator.

### Lounge

17' 4" x 10' 8" ( 5.28m x 3.25m )  
Double glazed window to rear aspect.  
Television point. Radiator.

### Kitchen

8' 9" x 8' 6" ( 2.67m x 2.59m )  
Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for a fridge/freezer. Electric hob with electric oven and cooker hood over. Plumbing for a washing machine. Combi boiler. Radiator.

### Bedroom One

14' x 9' 3" plus door recess ( 4.27m x 2.82m plus door recess )  
Double glazed window to front aspect.  
Television and telephone points. Radiator.

### Bedroom Two

11' 7" x 6' 9" ( 3.53m x 2.06m )  
Double glazed window to front aspect.  
Radiator.

### Bathroom

Suite comprising bath with mixer taps and electric shower attachment, wash hand basin and low level wc. Fully tiled. Radiator.





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

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185 Marsh Road Legrave  
 LUTON LU3 2QQ

EPC Rating: C Council Tax Band: B

Service Charge: 1900.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LGR312064](http://connells.co.uk/Property/LGR312064)**

This is a Leasehold property with details as follows; Term of Lease 161 years from 24 Jun 2009. Should you require 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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Property Ref: LGR312064 - 0004