



NOVA
ESTATE AGENTS



7 Gainsborough Court Stockingstone Road, Luton, LU2 7NQ

Nova are delighted to present this spacious and contemporary two-bedroom apartment, ideally situated in the popular Round Green area of Luton.

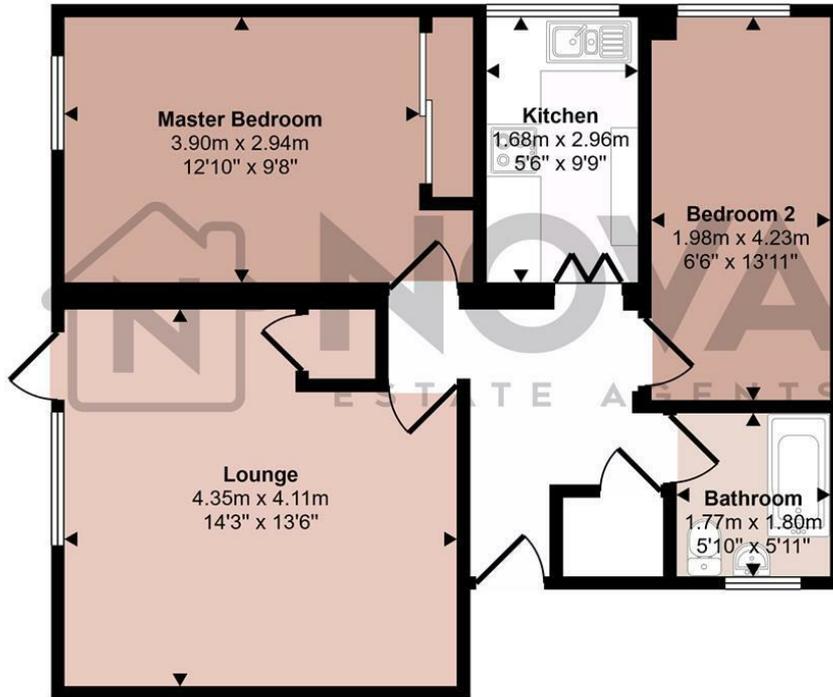
Located on the first floor, the property offers bright and well-proportioned accommodation throughout. Upon entering, you are welcomed by a light and airy reception room, providing ample space for both relaxing and entertaining. The fitted kitchen is well arranged and includes modern appliances. The apartment further benefits from two generously sized double bedrooms, making it suitable for sharers, a small family or visiting guests.

The property is offered chain free, allowing for a straightforward purchase. Please note the apartment is held on a remaining lease term of approximately 46 years and as a result it is only suitable for cash buyers.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Large Two Bedroom Apartment
- Chain Free!
- Communal Garden
- *Cashbuyers Only*
- 44 Year Lease
- Popular Round Green Area

£110,000

Approx Gross Internal Area
58 sq m / 621 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		