



**Connells**

Mullion Close  
Luton



### Property Description

Offered for sale is this well-presented two-bedroom ground floor maisonette situated in the highly sought-after Stopsley area. Benefits include a spacious lounge, fitted kitchen, modern bathroom, two generous bedrooms, private rear garden. Ideally located close to local amenities, excellent schools and transport links, making it an ideal first-time purchase or investment opportunity.

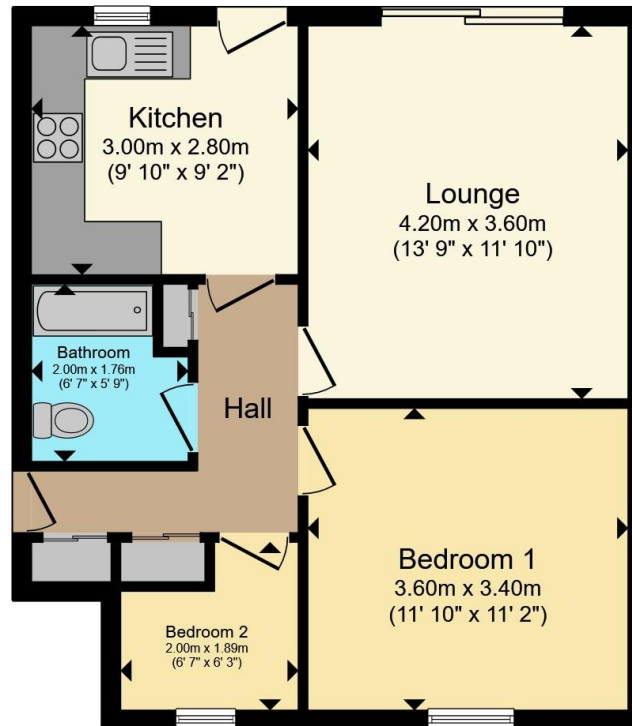
Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.











Total floor area 50.1 m<sup>2</sup> (540 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](http://www.propertybox.io)

**Connells**

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:  
 Awaited

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STP308622](http://connells.co.uk/Property/STP308622)**

This is a Leasehold property with details as follows; Term of Lease 87 years from 18 Feb 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: STP308622 - 0003