



Connells

Petunia Court
Luton



Property Description

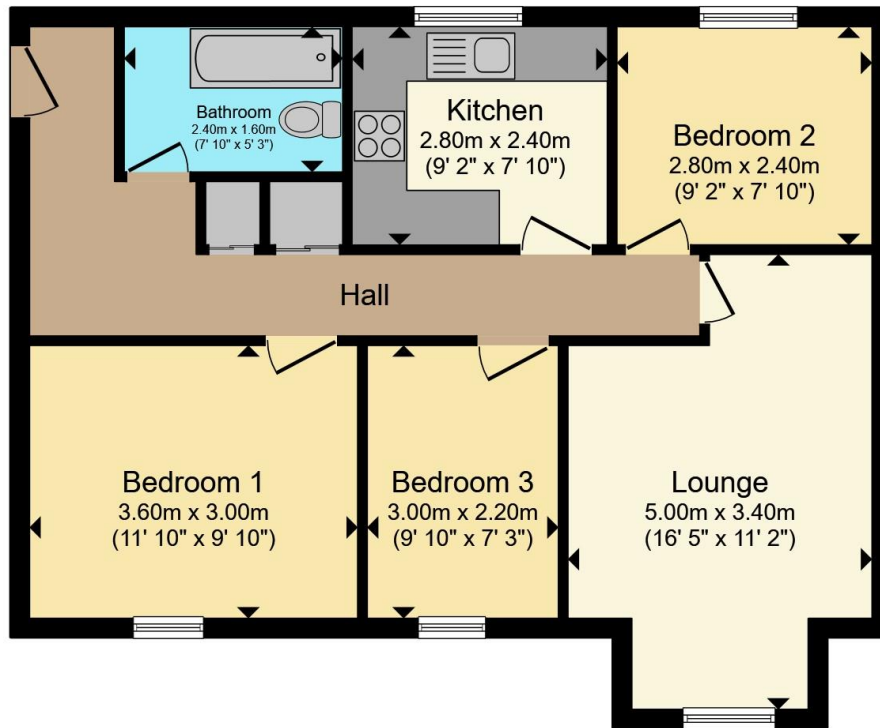
A well-proportioned two/three -bedroom first floor flat located in Petunia Court, within the popular Dorrington Close development.

This good-sized property benefits from a welcoming hallway, spacious lounge, family bathroom, and two to three flexible bedrooms, making it suitable for a range of buyers. The flat also offers the added benefit of off-road parking and is set within immaculately maintained communal grounds.

Ideally positioned just a 10-minute walk from Luton town centre and the mainline train station, the property is perfect for commuters seeking convenience. With schools and local shops nearby, it also represents an excellent opportunity for first-time buyers looking for an ideal starter home.

With a long lease and a popular location, this property is expected to attract strong interest. Early viewing is highly recommended – call now to arrange a viewing.





Total floor area 62.0 m² (667 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



To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: C

Council Tax
Band: A

Service Charge:
1584.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/LUT318228](https://www.connells.co.uk/Property/LUT318228)

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 1988. 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.

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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