





Property Description

Situated in a sought-after residential location, this well-presented one-bedroom ground floor maisonette offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Benefitting from its own private entrance, allocated parking space, and a private rear garden, the property combines the convenience of apartment living with the feel of a house.

The accommodation comprises a welcoming entrance porch leading into a spacious lounge measuring approximately 16'5" x 11'2", offering ample space for both seating and dining areas. The fitted kitchen provides a practical layout with a range of storage units and work surfaces. The generous double bedroom enjoys pleasant outlooks and offers excellent space for wardrobes and additional furniture, whilst the bathroom is fitted with a three-piece suite.

Externally, the property boasts a private rear garden, perfect for relaxing, entertaining, or enjoying outdoor dining during the warmer months. Further benefits include allocated parking, double glazing, and a convenient position close to local amenities, transport links, and green open spaces.

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.

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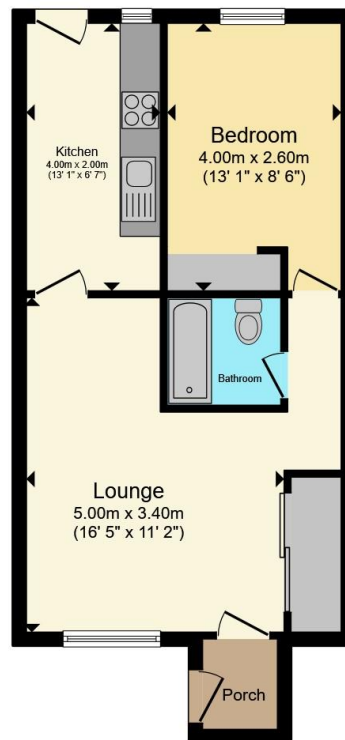
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Total floor area 44.4 m² (478 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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Jansel House Parade 656 Hitchin Road Stopsley
 LUTON LU2 7XH

EPC Rating: C Council Tax
 Band: A

Service Charge: 466.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308627

This is a Leasehold property with details as follows; Term of Lease 100 years from 07 Dec 2016. 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: STP308627 - 0002