



Connells

Foxglove Way
Luton



Property Description

Offered to the market with no upper chain, this well-presented two-bedroom apartment benefits from an open-plan lounge/kitchen, allocated parking, and a long lease with over 900 years remaining.

Situated on Foxglove Way, directly opposite the beautiful Wardown Park and just off the highly regarded New Bedford Road, the property enjoys a convenient location close to a range of local amenities, including shops, supermarkets, bus routes, and leisure facilities.

Excellent transport links are within easy reach, with Junction 10 of the M1 motorway, London Luton Airport, and Luton Mainline Railway Station all easily accessible, making this an ideal home for commuters and frequent travellers alike.

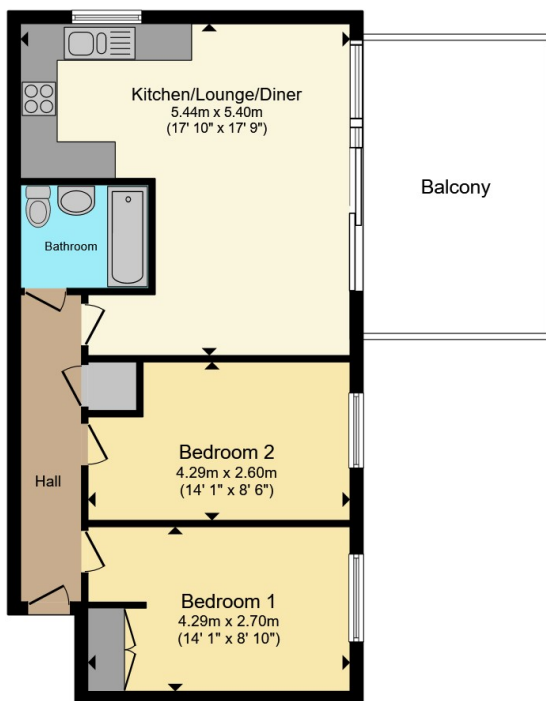
The area is particularly popular with families, falling within the catchment for several well-regarded schools, including William Austin Primary School, River Bank Primary School, Denbigh High School, and Chiltern Academy.

An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the 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.







Second Floor

Total floor area 57.4 m² (618 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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318663

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT318663 - 0004