



Connells

The Balcony Hancock Drive
Luton

The Balcony Hancock Drive Luton LU2 7SF

for sale offers in excess of
£180,000



Property Description

Situated in the highly sought-after Bushmead area, this spacious and well-maintained two-bedroom maisonette presents an excellent opportunity for first-time buyers and investors alike.

The property offers generous accommodation throughout, with well-proportioned rooms and a bright, comfortable feel. A standout feature is the impressive private balcony, stretching the full width of the property and enjoying attractive views towards the picturesque Warden Hills, providing the perfect space to relax and unwind.

The accommodation comprises a spacious lounge, fitted kitchen, two good-sized bedrooms, and a family bathroom. The property has been well cared for by the current owners and offers buyers the opportunity to move in and enjoy while adding their own personal touch over time.

Conveniently located close to local shops, amenities, transport links, and beautiful countryside walks, this home combines everyday convenience with a desirable setting.

An ideal first-time purchase or buy-to-let investment, early viewing is highly recommended.

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.

Entrance Hall

Double glazed frosted door to front aspect. Storage heater. Storage cupboard. Airing cupboard housing hot water tank.

Bedroom One

Double glazed window to front aspect. Storage heater.

Bedroom Two

Double glazed window to side aspect. Storage heater.

Bathroom

Extractor fan. Suite comprising bath with shower over, wash hand basin and low level wc. Part tiled. Fan heater.

Lounge

Double glazed frosted door and two windows to rear aspect. Storage heater. Laminate flooring. Balcony Radiator. Storage cupboard.

Kitchen

Double glazed door and window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a cooker. Space for a fridge/freezer. Plumbing for a washing machine. Part tiled.

Parking

Communal spaces.









Total floor area 73.8 m² (795 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

T 01582 592332
E lutonnorth@connells.co.uk

1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUN104133

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.

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Property Ref: LUN104133 - 0002