



Connells

Dauphin Court Earls Meade
Luton



Property Description

Nestled in the picturesque surroundings of Wardown Park, this charming apartment on Earls Meade (LU2 7JE) offers an inviting and comfortable living space in one of Luton's most desirable locations.

Built in 1995, the property blends modern convenience with subtle character. The cosy reception room provides a warm and welcoming area—ideal for relaxing after a long day or entertaining friends.

The apartment features a well-sized bedroom, perfectly suited for a single occupant or a couple, along with a neatly maintained bathroom designed for everyday practicality.

A standout benefit of this home is the additional loft space, offering valuable extra storage or potential for creative use, further enhancing the apartment's versatility.

The property also comes with an allocated parking space for one vehicle, ensuring convenient and stress-free parking.

Situated beside Wardown Park, you can enjoy peaceful walks, scenic views, and the calming natural surroundings right on your doorstep.

Commuters will appreciate the excellent connectivity: Luton train station is within walking distance, providing easy access to London and surrounding areas.

Whether you're a first-time buyer, a couple beginning a new chapter, or someone seeking a tranquilly located retreat, this delightful apartment presents a fantastic

opportunity to create a warm and welcoming home in a highly sought-after area.

CALL NOW TO VIEW!!!!

Entrance Hall

Door to front. Secure entry telephone. Loft access. Storage cupboard. Electric heater.

Lounge

10' 6" x 13' 6" (3.20m x 4.11m)

Double glazed window to rear. Electric heater. TV and Telephone point.

Kitchen

10' x 6' 1" (3.05m x 1.85m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled.

Integrated electric oven and hob. Cooker hood. Plumbing and space for appliances. Double glazed window to rear.

Bedroom

12' 2" x 8' 10" max (3.71m x 2.69m max)

Double glazed window to rear. Electric heater. Built in wardrobe.

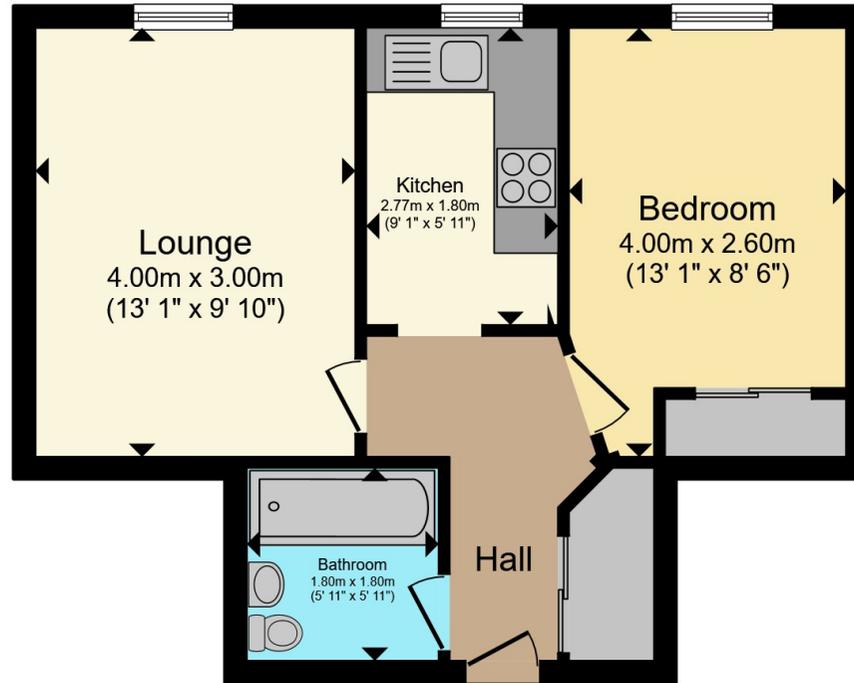
Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Partly tiled. Extractor fan. Shaver point. Electric heater.

Outside

Allocated Parking





Floor Plan

Total floor area 37.6 m² (405 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
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EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317800

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1994. 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.

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Property Ref: LUT317800 - 0004