



**Connells**

Brooklands Court Stirling Drive  
Luton



### Property Description

Connells are proud to present this LUXURY CHAIN FREE two bedroom upper floor apartment on the 'Saxon Square' development. Internally the apartment is beautifully presented and modern throughout. The property is located a close walk to Luton Parkway station and a short drive to M1 Junction 10. The apartment benefits from a spacious open plan living space/kitchen, en-suite bathroom, two bedrooms, allocated parking bay, and has beautiful views from the large floor to ceiling windows.

### Entrance Hall

Door to front. Storage cupboard.

### Open Plan Living Area

19' 6" x 11' 2" ( 5.94m x 3.40m )

### Lounge

Double glazed patio doors to balcony. Double glazed window to front. Radiators.

### Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Integrated appliances. Electric hob. Extractor fan. Electric double oven. Spot lights.

### Bedroom One

12' 1" x 10' 9" ( 3.68m x 3.28m )

Double glazed window to side. Radiator. Door to ensuite.

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

### Bedroom Two

12' 3" x 8' 6" ( 3.73m x 2.59m )

Double glazed window to side. Radiator.

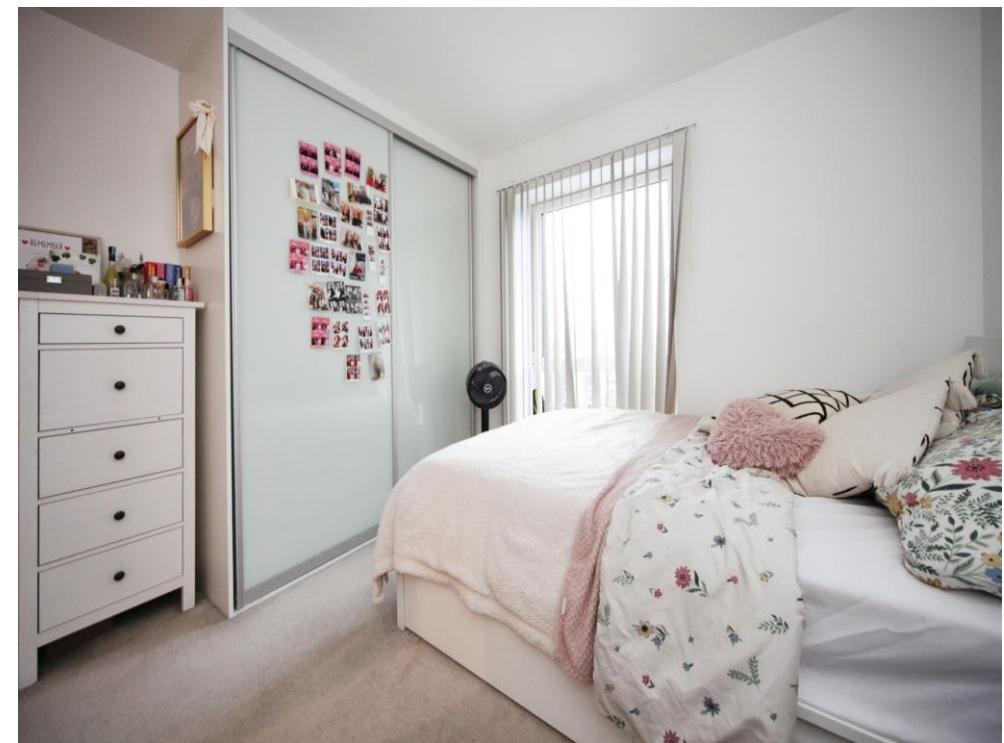
### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Heated towel rail. Extractor fan. Fully tiled.

### Outside

### Parking

Allocated Parking Bay





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

EPC Rating: B  
 Council Tax  
 Band: A

Service Charge:  
 3000.00

Ground Rent:  
 230.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STP307751](http://connells.co.uk/Property/STP307751)**

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.



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