



**Connells**

Brooklands Court Stirling Drive  
Luton

# Brooklands Court Stirling Drive Luton LU2 0GE

for sale offers in excess of  
**£255,000**



## 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

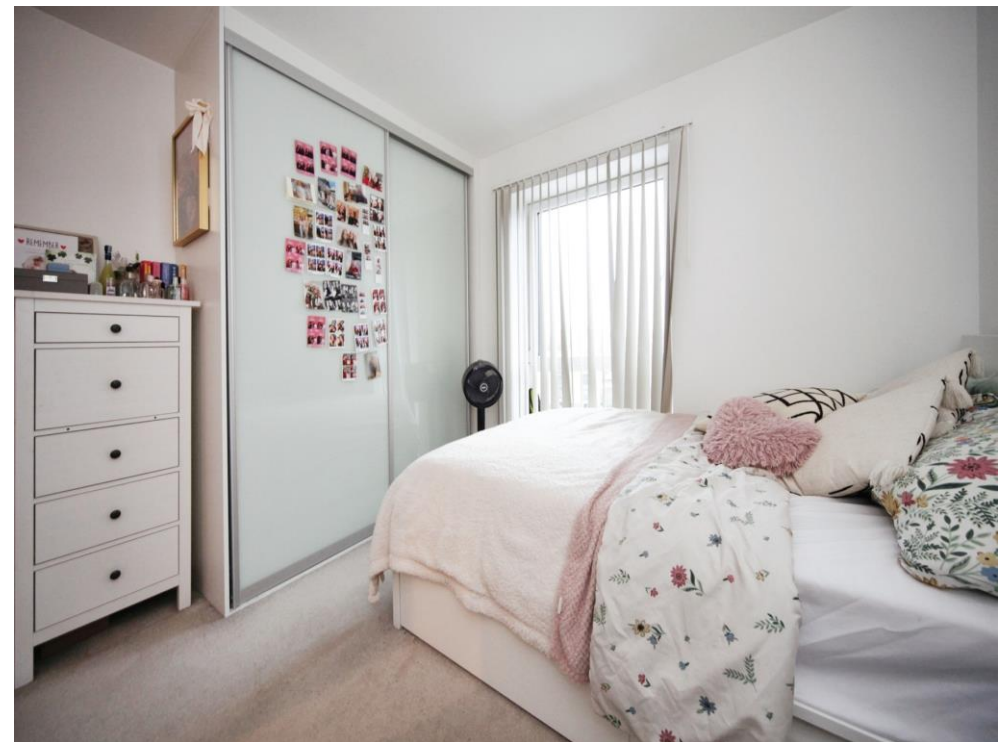
Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Heated towel rail. Extractor fan. Fully tiled.

## 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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**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

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.



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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