





Property Description

Situated within the popular Orchid Close development in the Sundon Park area of Luton, this well-presented two-bedroom upper floor apartment offers spacious and well-proportioned accommodation throughout. The property would make an ideal purchase for first-time buyers, investors or those looking to downsize, with two good-sized bedrooms and comfortable living space. Conveniently positioned for local amenities and transport links, this attractive apartment offers a great combination of practicality and location, and an internal viewing is highly recommended.

Orchid Close is situated in the established Sundon Park area of Luton and provides convenient access to a range of local shops, supermarkets and everyday amenities. Legrave railway station is approximately 0.7 miles away and provides direct Thameslink services towards London St Pancras, making the area particularly convenient for commuters. The property is also well placed for local schools, Legrave Common and road connections towards the M1 and surrounding areas.

Please note that an AML fee is chargeable to the buyer once an offer is 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.



Entrance Hall

Double glazed door to side aspect. Loft access. Radiator.

Lounge/Diner

Double glazed window to front aspect. Television point. Radiator.

Kitchen

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit. Space for a fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Boiler.

Bedroom One

Double glazed window to front aspect. Radiator.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bathroom

Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Part tiled. Radiator. Extractor fan.

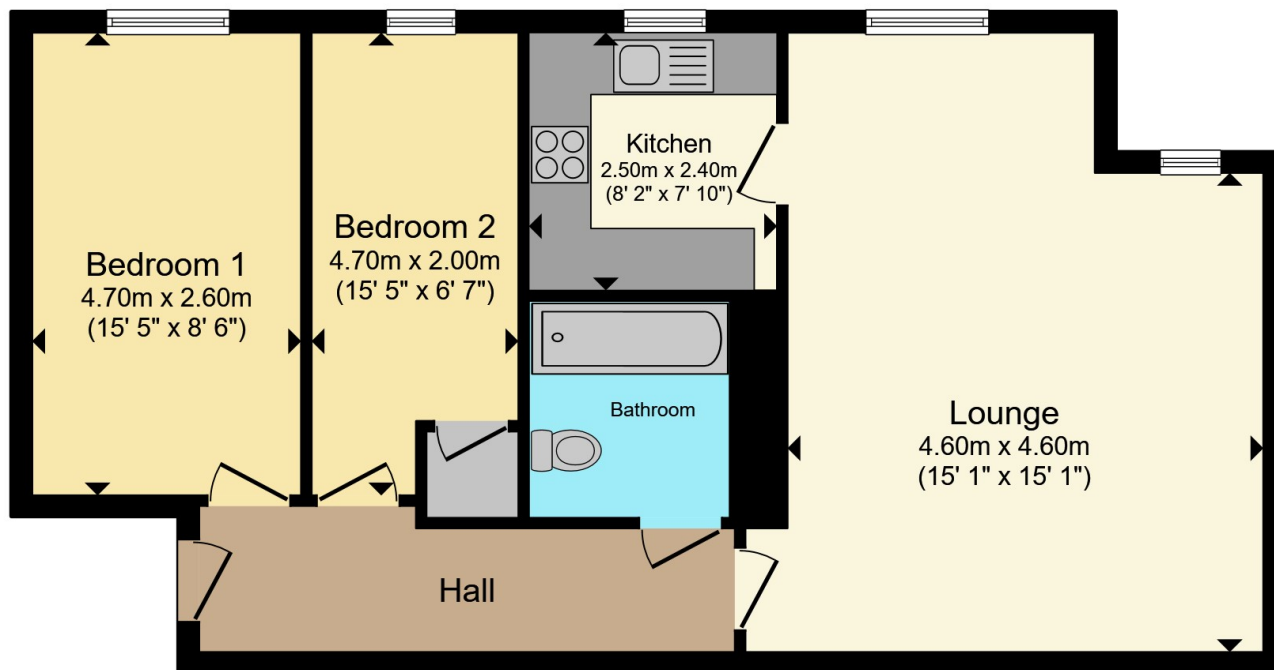
Front Garden

Communal.

Parking

One allocated parking space.





Total floor area 66.7 m² (718 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

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To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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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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