



Connells

Gardenia Avenue
Luton



Property Description

Connells Leagrave bring to the market a CHAIN FREE one bedroom ground floor apartment located off the sought after Gardenia Avenue. Garden Court briefly comprises an entrance hall, double bedroom, bathroom suite, kitchen area and open plan lounge/diner. Externally the property has communal gardens.

Situated within the well-established Limbury area of Luton, Garden Court on Gardenia Avenue offers a peaceful residential setting with strong local amenities and excellent transport connectivity. Transport links are a particular strength of this location. Gardenia Avenue is close to Luton's main road network, with straightforward access to central Luton, neighbouring towns, and key commuter routes. Several nearby public transport options-including local bus routes and rail services from nearby stations-ensure convenient travel into London and across Bedfordshire.

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 front aspect. Radiator. Intercom.

Lounge/Diner

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

Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Space for a freestanding electric cooker. Cooker hood over. Boiler.

Bedroom One

Double glazed window to rear aspect. Fitted wardrobes. Radiator.

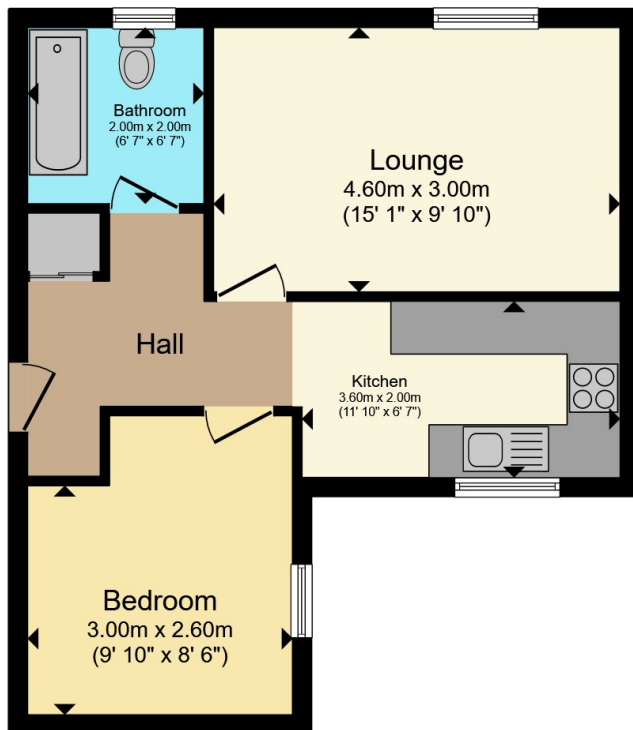
Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and electric shower, wash hand basin and low level wc. Fully tiled. Radiator.

Garden

Communal garden area.





Total floor area 42.2 m² (455 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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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR312195

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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