



Connells

Hughes Court Lucas Gardens
Luton



Property Description

Offered to the market chain free, this well presented second floor retirement apartment is ideally situated within the popular Hughes Court development.

Designed for independent living with added peace of mind, the apartment benefits from an on site House Manager and emergency pull cord system.

Residents also enjoy access to a range of excellent communal facilities, including a laundry room, comfortable communal lounges, and a guest suite available for visiting family and friends.

Hughes Court provides a welcoming community atmosphere, with regular social events and activities such as coffee mornings, bingo sessions, and resident get together's, offering great opportunities to socialize and make new friends.

Conveniently located close to local amenities and transport links, this is an excellent opportunity for those seeking a secure, friendly, and well maintained retirement development.

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

Door to front aspect. Storage cupboard. Storage heater.

Lounge/Diner

Double glazed Juliet balcony. Electric fire place. Storage heater.

Kitchen

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated electric hob and electric oven with fan over. Microwave. Space for a dishwasher. Part tiled.

Bedroom

Double glazed window to rear aspect. Built in wardrobes. Storage heater.

Shower Room

Extractor fan. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled.





To view this property please contact Connells on

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1A Riddy Lane
 LUTON LU3 2AD

EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUN104085

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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