



**Connells**

Copenhagen Close  
Luton



## Property Description

Connells Leagrave present a CHAIN FREE two bedroom split level maisonette. Copenhagen Close is recently refurbished throughout and briefly comprises an entrance hall with stairs to first floor, kitchen, diner, spacious lounge. The second floor contains two spacious bedrooms and family bathroom suite. The lease of the property will be extended upon completion to a new term of 137 years.

Adding to its appeal, this property includes a garage in a block, providing secure off-street parking or additional storage space – a highly sought-after amenity in urban areas. Location is paramount, and Copenhagen Close offers excellent connectivity. Residents will appreciate the easy access to Leagrave Train Station, which provides direct links to London St Pancras International, making it an ideal choice for commuters. The area also benefits from a range of local amenities, including shops, schools, and recreational facilities, all within easy reach.

## Entrance Hall

Double glazed door to front aspect. Stairs leading to upper floor.

## Lounge

Double glazed window to rear aspect. Electric heater.

## Dining Area

Double glazed window to front aspect. Electric heater.

## Kitchen

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. Electric hob with electric oven and cooker hood over.

## Bedroom One

Double glazed window to rear aspect. Electric heater.

## Bedroom Two

Double glazed window to front aspect. Built in cupboard.

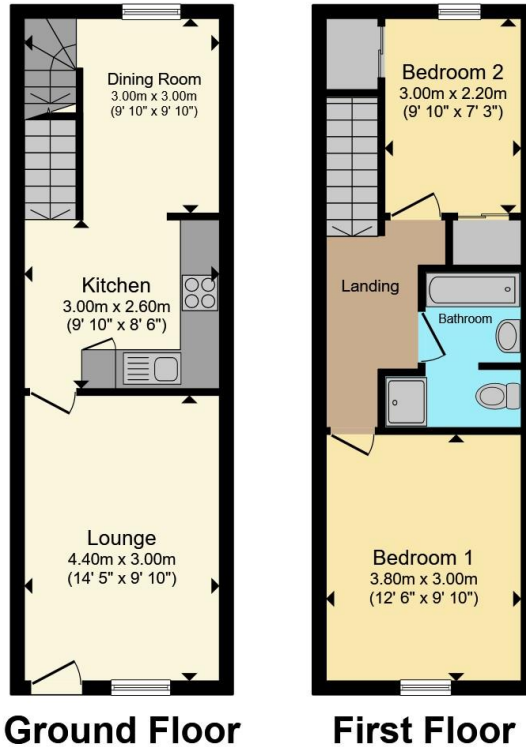
## Bathroom

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

## Garage

Situated in a block. Up and over door.





Total floor area 61.2 m<sup>2</sup> (659 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](http://www.propertybox.io)



To view this property please contact Connells on

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 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/LGR312145](http://connells.co.uk/Property/LGR312145)**

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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