DG Property Consultants
Estd. 2000









Knights Field, Luton, Bedfordshire LU2 7LD

Offers Over £200,000

THE OWNERS OF THIS PROEPRTY ARE LOOKING FOR OFFERS BETWEEN £200,000 to £220,000

This fully refurbished ground floor, two-bedroom, two-bathroom apartment is situated within the sought-after Knightfield development in Luton, tucked away in a quiet cul-de-sac and offered with no upper chain. Ready to move straight into, it presents an excellent opportunity for first-time buyers, investors, or commuters alike. Beautifully updated throughout, the accommodation comprises a welcoming entrance hall leading to a spacious lounge/dining room, which flows through to a refitted kitchen. There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and a modern en-suite shower room. A newly fitted family bathroom completes the accommodation. The development enjoys a pleasant setting with parkland on both sides, whilst being within walking distance of mainline rail services into London and offering easy access to the M1 motorway, making it ideal for those who commute.

Further benefits include uPVC double glazing, a refitted kitchen, new bathroom and en-suite, complete redecoration, and new flooring throughout.

Offered with immediate occupancy and finished to a high standard, this superb apartment is ready for its next owner to enjoy.

Contact Team DG on 01582 580500 to arrange your viewing.

2 High Street, Toddington,
Bedfordshire, LU5 6BY
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Toddington 01525 310200
Luton 01582 580500

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Ground Floor Accommodation

Entrance Hall
9'2" x 6'7" (2.79m x 2.00m)



Entrance door, electric convection heater, fitted carpet, double power point(s), coving to textured ceiling, airing cupboard housing hot water tank, double doors to built-in double wardobe, doors to bedrooms, lounge /dining room and family bathroom.

Lounge/Dining Room
13'0" x 16'0" (3.97m x 4.88m)



UPVC double glazed window to rear aspect, overlooking wardown park and lake, wall mounted electric radiator, fitted carpet, telephone point(s), TV point(s), double power point(s), coving to textured ceiling.

View of Lounge/Dining Room



View of Lounge/Dining Room



Fitted Kitchen
8'0" x 10'6" (2.43m x 3.20m)



Refitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, space for a dishwasher and washing machine, built-in electric oven, four ring electric hob with extractor hood over, vinyl flooring, double power point(s), coving to textured ceiling, UPVC double glazed window to rear aspect, overlooking wardown park and lake.

View of Kitchen



Bedroom 1
11'10" x 10'6" (3.61m x 3.20m)



UPVC double glazed window to front aspect, built-in double wardrobe(s) with full-length mirrored folding doors, electric convection heater, door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room
8'10" x 2'10" (2.69m x 0.86m)



Recently refitted with three piece suite with comprising, tiled shower cubicle with power shower and glass screen, wash hand basin in vanity unit with cupboards under, low-level WC, wall mounted electric fan heater, shaver point, vinyl flooring.

Bedroom 2
8'6" x 7'0" (2.59m x 2.13m)



UPVC double glazed window to front to front aspect, electric convection heater, fitted carpet, double power point(s), coving to textured ceiling.

Family Bathroom



Recently refitted with three suite with comprising, panelled bath with overhead rain shower hand held mixer shower attachment and glass screen, wash hand basin in vanity unit with cupboards under and low-level WC, extractor fan, shaver point, electric wall heater, vinyl flooring.

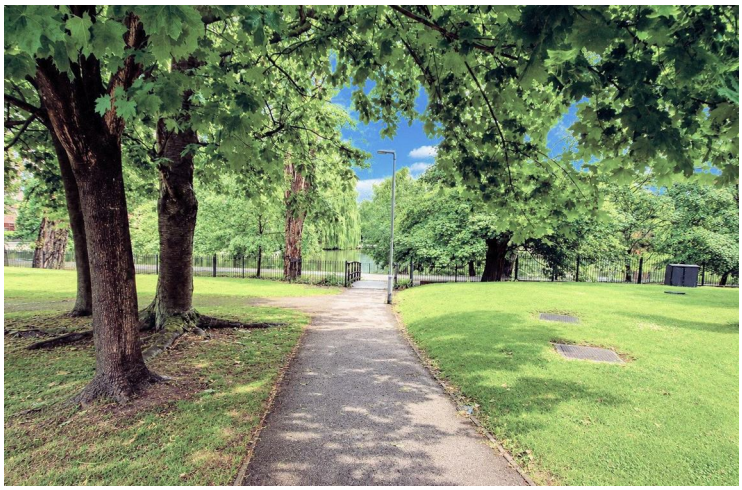
View of Family Bathroom



Outside of the property

Communal Gardens
Communal gardens al around the apartment block

View From Apartment



Block View



Off Road Parking
Allocated parking space.

Council Tax Band
Council Tax Band :
Charge Per Year : £2168.82

Leasehold Information
Lease Term: 940 Years approximately
Maintenance: £1600 per annum approximately
Ground rent: £ per Annum approximately - to be advised
The above information has been supplied by the vendor. Prospective purchasers are advised to have their solicitor verify the full terms of the lease prior to exchange of contracts.

The Property Misdescriptions Act 1991
Property Misdescriptions Act 1991 - Sales & Lettings
Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.
Important Notice / Disclaimer

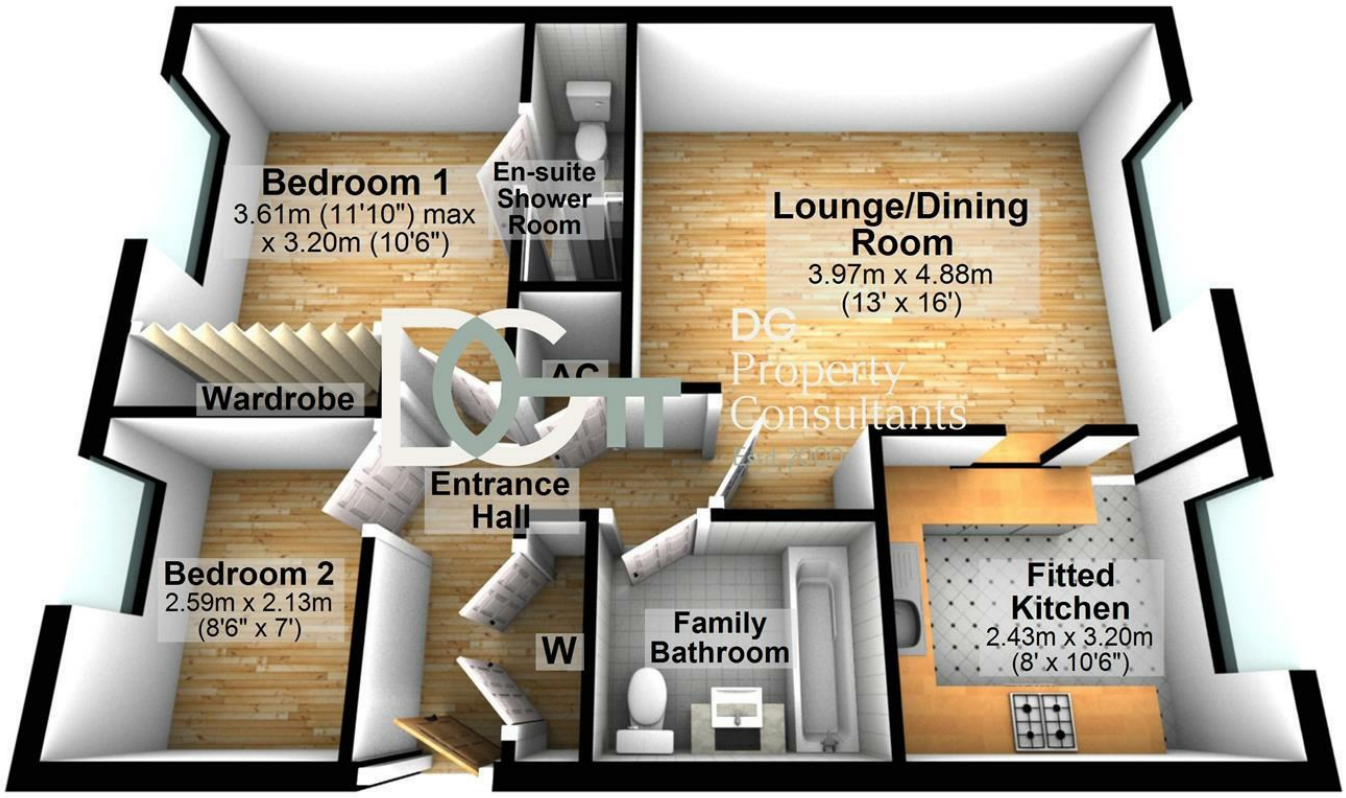
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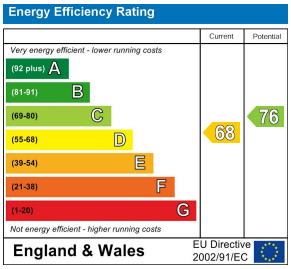
These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

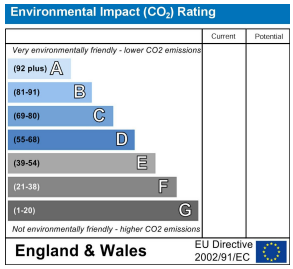
Ground Floor



Total area: approx. 60.5 sq. metres (651.2 sq. feet)







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