

Connells

Mullion Close
Luton

Mullion Close
Luton LU2 7XF

for sale
£210,000







Property Description

Offered for sale is this well-presented two-bedroom ground floor maisonette, ideally situated in the highly desirable Stopsley area. The property features a spacious lounge, fitted kitchen, modern bathroom, and two well-proportioned bedrooms. Further benefits include a private rear garden, perfect for outdoor enjoyment. Conveniently located close to local amenities, highly regarded schools, and excellent transport links, this home presents an ideal opportunity for first-time buyers, downsizers, or investment purchasers alike.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.

Front Garden

Low maintenance front garden. Laid to lawn with flower and shrub borders. Potential for off street parking (stpp)

Entrance

Pathway leading to the entrance door located at the side of the property.

Entrance Hall

Door to front. Three ample storage cupboards. Radiator.

Living Room

Double glazed window and sliding patio door to rear. Fitted carpet. Coving to ceiling. Electric fireplace. Radiator.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. splash back tiling. Electric oven and hob with extractor fan above. Double glazed window and door to rear. Kitchen.

New four drawer freezer and fridge to remain.

Newly installed combi boiler 2025. 10 year guarantee

Bedroom One

Double glazed window to front. Radiator. Fitted carpet.

Bedroom Two / Dining Room

Double glazed window to front. Radiator. Fitted carpet. Currently used as dining room.

Bathroom

Fitted three piece suite comprising. Low level wc. Wash hand basin. Bath with mixer taps

and shower attachment. Fully tiled. Double glazed frosted window to side.



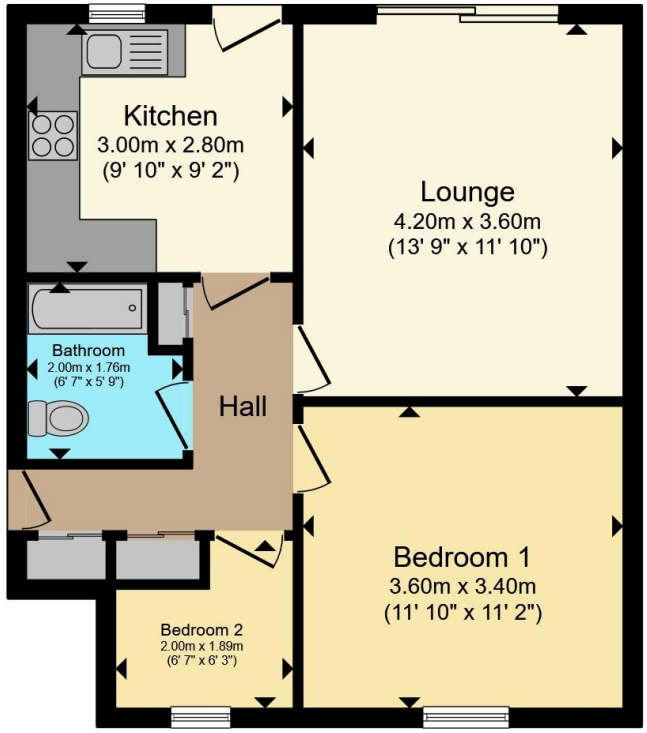












Total floor area 50.1 m² (540 sq.ft.) approx

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

T 01582 737 069
E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
LUTON LU2 7XH

EPC Rating: C

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308622

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Feb 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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