





Property Description

Connells Legrave bring to the market a CHAIN FREE studio flat located off the sought after Toddington Road. Coverdale briefly comprises of an open plan living area for lounge/bedroom, kitchen area, storage room and bathroom suite. Externally the property benefits from an allocated parking space. The property benefits from a lease of over 970 years, with NO ground rent and NO service charges. Internal viewings are advised, call Connells Legrave today to arrange your viewing appointment!

Situated in the popular Coverdale area of Luton, the property is well placed for local shops, schools and everyday amenities. Legrave Train Station is within easy reach, offering direct Thameslink services into London, while excellent road links provide convenient access to the M1 (Junction 11a) and Luton town centre. This makes the property an attractive investment opportunity with immediate rental income in a well-connected and sought-after location.



Entrance Porch

Door to side aspect leading into lounge.

Lounge/Bedroom

Window to front aspect.

Bathroom

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

Front Garden

Lawn area. Shed.





To view this property please contact Connells on

T 01582 595 127
E legrave@connells.co.uk

185 Marsh Road Legrave
 LUTON LU3 2QQ

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/LGR312192](https://www.connells.co.uk/Property/LGR312192)

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR312192 - 0006