



Connells

Waterhouse Gardens West Hill Road
LUTON



Property Description

Connells are delighted to present this rarely available three-bedroom apartment overlooking Memorial Park.

Situated in the highly sought-after South Luton area, this spacious third floor residence offers excellent access to the M1 (Junction 10), making it ideal for commuters.

The property is set within a well-maintained, secure development featuring lift access and an intercom entry system. Internally, the apartment comprises a welcoming entrance hall, a bright and modern open-plan kitchen and living area, and three generously sized bedrooms, including a master bedroom with en-suite.

Additional benefits include a private balcony with attractive views, secure allocated parking, and access to well-kept communal gardens.

Positioned within an exclusive gated enclave in the prestigious grounds of the historic Bailey Hill Water Tower, this impressive 1,012 sq. ft. home combines contemporary design with a light-filled, open-plan layout. The result is a stylish yet comfortable living space suited to professionals and families alike.

Offering both security and serenity, this beautifully presented apartment represents a unique opportunity to acquire a standout home in one of Luton's most desirable commuter locations.

Internal Features

At the heart of the home lies a stylish, contemporary open-plan living space, finished with high-quality wood-effect flooring that enhances the sense of warmth and flow throughout.

The modern U-shaped kitchen is thoughtfully designed, featuring integrated appliances, a double oven, and striking black tiled splashbacks that create a bold contrast against the sleek white cabinetry. A granite-effect breakfast bar provides a natural transition into a designated dining area, ideal for both everyday living and entertaining.

The residence benefits from two well-appointed bathrooms, both finished to a high standard with contemporary white suites complemented by decorative mosaic-style tiling.

The main family bathroom is fitted with a full-sized bath and a glass shower screen, offering both practicality and comfort. The primary bedroom enjoys the added luxury of a private en suite thoughtfully designed with a spacious walk-in shower cubicle, further enhanced a sleek mirrored vanity cabinet, providing both stylish storage and a touch of elegance.

The living area is bright and inviting, with direct access to a private balcony. From here, you can enjoy uninterrupted panoramic views of the historic grounds of Luton Hoo Memorial Park within which is the bowling green, tennis court and play area.

External Features

Ideally positioned in one of Luton's most sought-after developments, Waterhouse Gardens offers excellent convenience for the modern commuter.

The property benefits from superb transport links, with both Luton Station and Luton Airport Parkway nearby, providing fast and direct rail services into London St Pancras.

Families are well catered for, with a selection of highly regarded schools in close proximity, including the "Outstanding" rated Challney High Schools (Boys' & Girls'), Denbigh High School, and Tennyson Road Primary School.

Lease Information

The property is managed by Waterhouse Gardens Management Company Limited, ensuring the ongoing maintenance and upkeep of the communal areas and building structure to a high standard.

The apartment is held on a 125-year lease commencing from 3rd November 2006, with approximately 106 years remaining, offering long-term security for prospective buyers.









Total floor area 84.9 m² (914 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



To view this property please contact Connells on

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83-83A George Street
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EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1620.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317449

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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Property Ref: LUT317449 - 0010