



Connells

Empire Court Empress Road
Luton



Property Description

Connells Leagrave are delighted to offer for sale this stunning chain-free upper floor apartment situated within the popular Empire Court development.

The accommodation comprises an entrance hallway, spacious lounge, fitted kitchen/diner, and a modern family bathroom suite.

Empire Court offers spacious and comfortable living throughout, making it an ideal purchase for first-time buyers, downier, or investors alike. Conveniently located close to a range of local amenities, including highly regarded schools, shops, and transport links, the property is within easy reach of Leagrave Railway Station (0.6miles), the airport (5.5 miles) and the M1 motorway junctions, providing excellent commuter access.

Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the 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.



Entrance Hall

Door to side aspect. Intercom System. Radiator.

Lounge/Diner

Double glazed window and Velux to rear aspect. Television point. Radiator.

Kitchen

Double glazed Velux to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating stainless steel sink and drainer unit. Space for a fridge/freezer. Gas hob with electric oven and cooker hood over. Integrated dishwasher and washing machine.

Bedroom One

Double glazed window to rear. Double glazed Velux to rear. Radiator.

Bedroom Two

Double glazed window and Velux to rear.

Bathroom

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

Garden

Communal.

Parking

1 x allocated parking space.





To view this property please contact Connells on

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

185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: B

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR312546

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: LGR312546 - 0006