



Connells

Playford Square Vincent Road
Luton



Property Description

An immaculately presented two bedroom ground floor flat situated within the popular Playford Square development on Vincent Road. The property offers bright and well-maintained accommodation throughout, comprising a spacious living area, fitted kitchen, two well-proportioned bedrooms and a modern bathroom. Presented in excellent condition, this attractive home would make an ideal purchase for first-time buyers, downsizers or investors.

Ideally located in the popular Leagrave area, Playford Square offers convenient access to local shops, schools and amenities. Leagrave railway station is within easy reach, making the location well suited to commuters, while Luton town centre and surrounding areas are easily accessible via local road and bus links.

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 patio doors to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for a dishwasher. Electric hob with integrated electric oven with cooker hood over. Television point. Combi boiler. Radiator.

Study

Radiator.

Bedroom One

Double glazed window to side aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

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

Front Garden

Communal area.

Rear Garden

Small patio.





To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR312474

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.

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