



Connells

Wolston Close  
Luton



### Property Description

Situated within a quiet cul-de-sac in the popular South Luton area, this beautifully presented ground floor maisonette benefits from its own private entrance and offers generous living space throughout.

The property features a spacious entrance hall with three large storage cupboards, providing excellent practicality. This leads through to a bright and airy living room, alongside an additional versatile room currently used as a playroom, which could easily serve as a third bedroom, home office, or dining room.

There is a modern fitted kitchen complete with integrated appliances, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from a front garden, a communal rear garden, and access to communal parking.

Further benefits include gas central heating via a combination boiler.

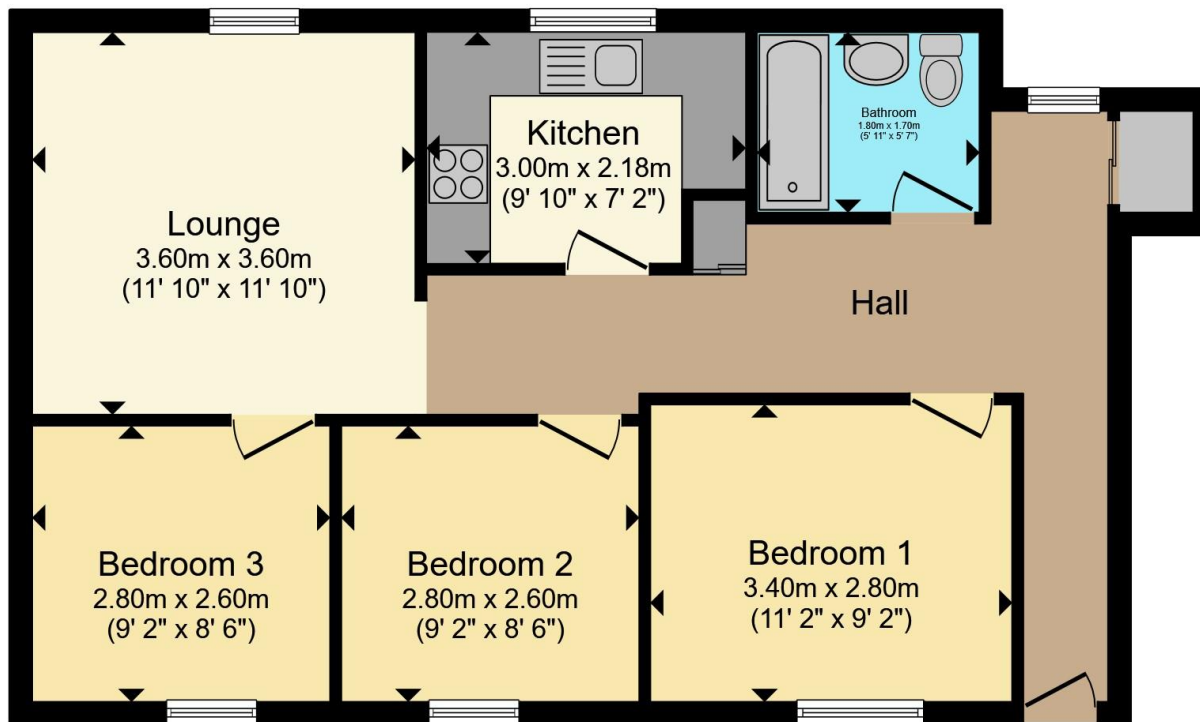
Located close to local amenities and transport links, this property is ideal for first-time buyers, downsizers, or











Total floor area 63.5 m<sup>2</sup> (683 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 720.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT318292](http://connells.co.uk/Property/LUT318292)**

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.

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