



**Connells**

Wilson Court Stirling Drive  
Luton



## Property Description

Connells are proud to present this luxury two bedroom ground floor apartment on the 'Saxon Square' development. Internally the apartment is beautifully presented and modern throughout. The property is located a close walk to Luton Parkway station and a short drive to M1 Junction 10. The apartment benefits from a spacious open plan living space/kitchen and has beautiful views from the large floor to ceiling windows.

## Entrance

Door to front. Radiator. Storage cupboard.

## Kitchen / Lounge

### Kitchen:

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to side.

### Lounge:

Double glazed patio doors to balcony. Radiator.

## Bedroom One

Double glazed window to rear. Radiator.

## En Suite

Fitted with low level wc. Wash hand basin.

Shower attachment. Heated towel rail. Fully tiled.

## Bedroom Two

Double glazed window to rear. Radiator.

## Bathroom

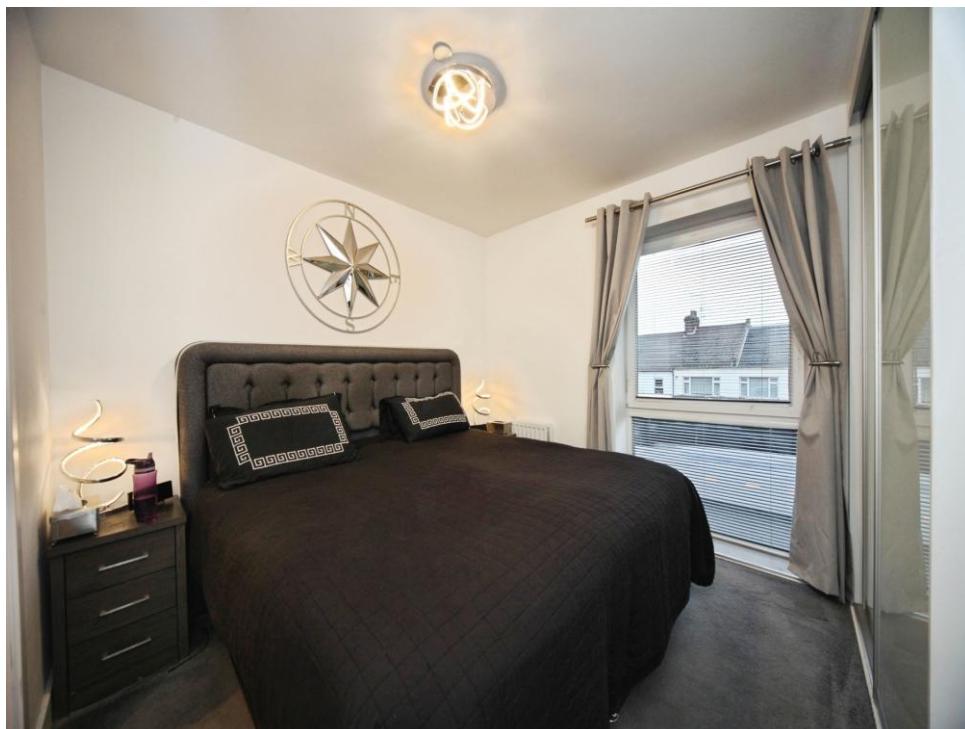
Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Heated towel rail. Fully tiled.

## Outside

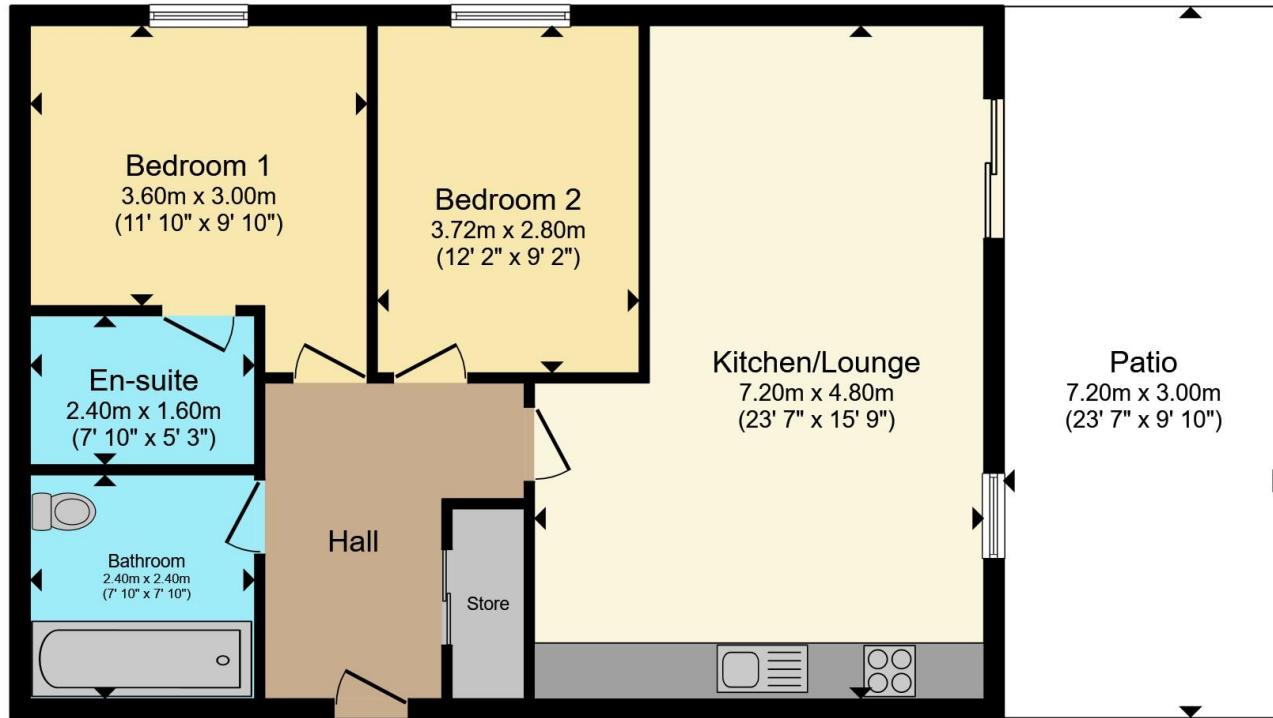
Good sized patio area.











Total floor area 73.3 m<sup>2</sup> (789 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)

**Connells**

To view this property please contact Connells on

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**E [stopsley@connells.co.uk](mailto:stopsley@connells.co.uk)**

Jansel House Parade 656 Hitchin Road Stopsley  
 LUTON LU2 7XH

EPC Rating: B

Council Tax  
Band: B

Service Charge:  
2576.00

Ground Rent:  
230.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STP308293](http://connells.co.uk/Property/STP308293)**

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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