



Connells

Empire Court Empress Road
Luton



Property Description

Connells Leagrave bring to the market a CHAIN FREE ground floor apartment located within walking distance to Leagrave train station. Empire Court briefly comprises an entrance hall, double bedroom, bathroom suite, open plan modern kitchen/diner. Externally the property has a allocated parking.

Locally Empress Road is located within walking distance to all local amenities, has fantastic local transport links and is also within very close proximity to Leagrave train station and junction 11 of M1. Internal viewings are advised, call Connells Leagrave to arrange your viewing now!



Entrance Hall

Double glazed door to side aspect. Radiator.

Lounge/Diner

Double glazed window to front aspect.
Television point. Radiator.

Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink unit. Integrated fridge/freezer, dishwasher and washing machine. Gas hob with electric oven and cooker hood over. Combi boiler.

Bedroom One

Double glazed window to front aspect.
Radiator.

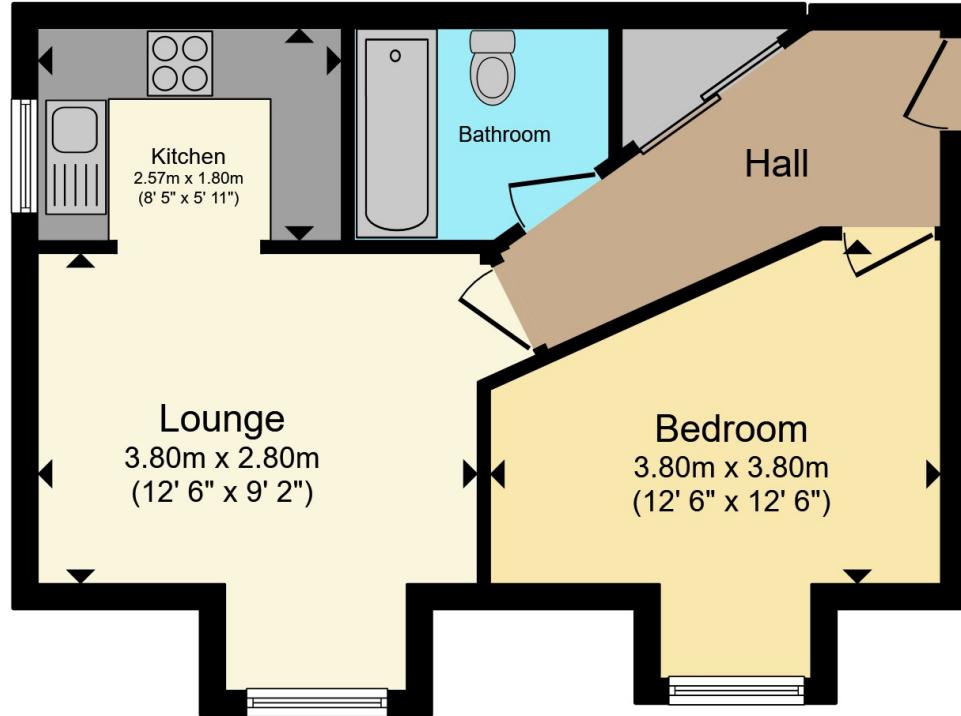
Bathroom

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

Parking

One allocated parking space.





Total floor area 54.2 m² (583 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

Connells

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: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR312176

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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