

Connells

Peddars Court Catsbrook Road
Luton

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Luton LU3 2EE

for sale offers in excess of
£200,000







Property Description

BIGGER THAN THE REST! This large two bedroom first floor flat offers an abundance of space and benefits from open plan living, en-suite to master bedroom, allocated parking and is still within its NHBC warranty. It is also being offered to the market chain-free!

Briefly comprises hallway, two bedrooms with en-suite shower room to master bedroom, family bathroom and open plan kitchen/living internally.
Externally are communal gardens and an allocated parking space.

Local schools include; Icknield Primary School, The Meads Primary School, Icknield High School and Woodlands Secondary School (Ofsted: Outstanding),

Leagrave station is around 1 mile from the property and J11 & J11A of the M1 are both within reach.

Call now to arrange a viewing!

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 phone. Radiator.

Bedroom Two

13' 1" max x 13' max (3.99m max x 3.96m max)
Double glazed window to rear aspect. Radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin and low level wc. Extractor fan. Part tiled. Heated towel rail.

Bedroom One

12' x 11' (3.66m x 3.35m)
Two double glazed windows to front aspect. Radiator.

En Suite

Suite comprising shower cubicle, wash hand basin and low level wc. Heated towel rail. Part tiled. Extractor fan.

Kitchen/Diner/Lounge

18' max x 17' max (5.49m max x 5.18m max)
Double glazed Julliette balcony to front aspect. Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated gas hob and oven with fan over. Plumbing for a washing machine. Integrated fridge/freezer.

Parking

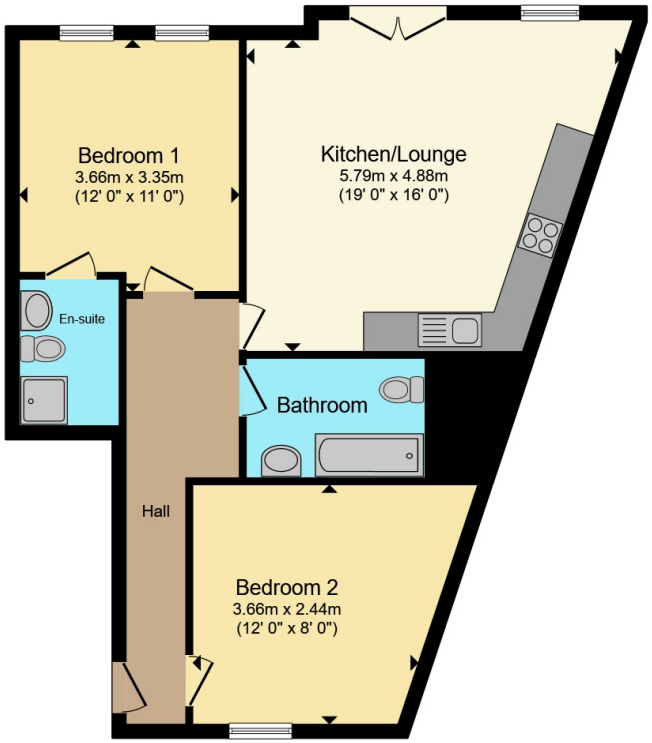
One allocated space

Garden

Communal garden area.











Total floor area 72.4 m² (779 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

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1A Riddy Lane
LUTON LU3 2AD

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/LUN103714

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.

The Property Ombudsman

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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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