



Connells

Swanston Grange
Luton



Property Description

Swanston Grange is a modern purpose-built apartment development ideally positioned on the Luton and Dunstable border. The property is within easy walking distance of the Luton & Dunstable Hospital, making it an excellent choice for healthcare professionals, first-time buyers and investors alike.

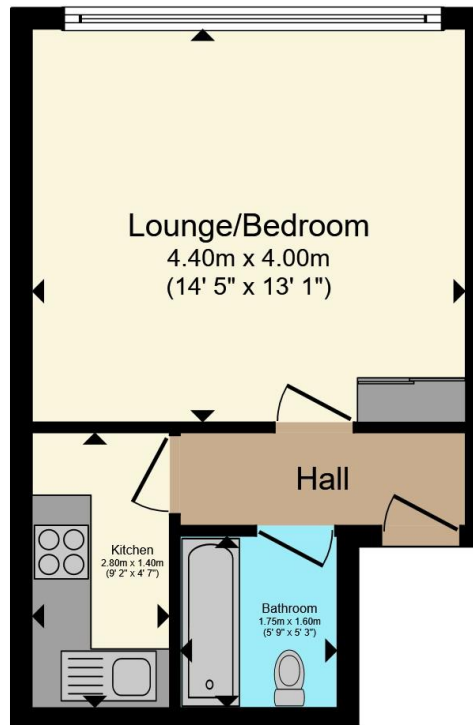
Residents benefit from a range of local amenities nearby, including Tesco supermarket, bus routes, schools and childcare facilities. Legrave Thameslink Station and Junction 11 of the M1 are both easily accessible, providing excellent transport links for commuters.

The property falls within the catchment area for Ferrars Primary School and Chalk Hills Academy, while Seabrook's Private Day Nursery is also located close by.









Total floor area 28.0 m² (301 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

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To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1050.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318285

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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