



Connells

Popes Court Old Bedford Road
Luton



Property Description

Located within the highly sought-after Popes Court retirement development for the over 60s, this spacious first floor apartment presents an excellent opportunity for those seeking independent living within a friendly and well-established community.

The property offers well-proportioned accommodation throughout, comprising a welcoming entrance hall, a generous 19ft lounge providing ample space for both living and dining, and a separate fitted kitchen.

The double bedroom measures over 15ft in length, offering excellent space for furnishings, while the modern shower room completes the accommodation.

Further benefits include residents' parking, double glazing, a convenient ground floor position, and the peace of mind that comes with residing in a development exclusively designed for residents aged 60 and over.

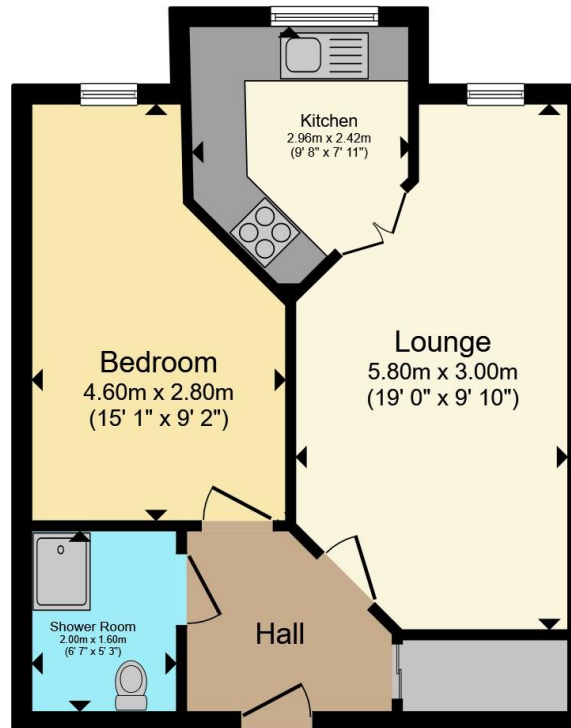


Ideally situated for easy access to Luton town centre, mainline rail stations, local shops and commuter routes, the property combines comfortable living with everyday convenience.

Viewing is highly recommended.







Total floor area 41.6 m² (448 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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83-83A George Street
 LUTON LU1 2AT

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 3500.00

Ground Rent:
 240.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318447

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. 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.

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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