



Connells

Twigden Court Mount Pleasant Road
Luton

Twigden Court Mount Pleasant Road Luton LU3 2RL

for sale offers in excess of
£200,000



Property Description

Located within the popular Twigden Court development off Mount Pleasant Road, this well-presented one-bedroom cluster house represents an ideal first-time purchase or investment opportunity. The property offers a bright and spacious living area, a fitted kitchen, a generous double bedroom, and a bathroom suite. Further benefits include allocated parking and a convenient location close to local amenities, Luton town centre, the train station, and excellent transport links. Offered with plenty of appeal, this attractive home is worthy of an internal 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

Double glazed door to front aspect.

Lounge/Diner

Double glazed window to front aspect.
Television. Radiator.

Kitchen

Double glazed window to front aspect. A range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated dishwasher. Space for a fridge/freezer. Plumbing for a washing machine. Electric hob with integral electric oven and cooker hood over.

First Floor Landing

Loft access. Radiator.

Bedroom One

Double glazed window to front aspect. Built in wardrobe. Television point. Radiator.

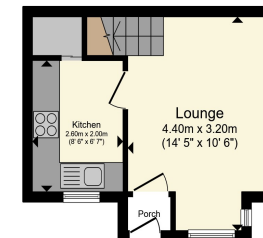
Shower Room

Double glazed window to front aspect. Suite comprising shower cubicle, wash hand basin and low level wc. Fully tiled.

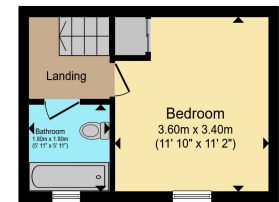
Front Garden

Laid to lawn. Paved pathway to entrance.





Ground Floor



First Floor

Total floor area 39.3 m² (423 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



To view this property please contact Connells on

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185 Marsh Road Leagrave
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EPC Rating: C Council Tax
Band: B

view this property online connells.co.uk/Property/LGR312479

Tenure: Freehold



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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