



Connells

Marlborough Court Grove Road
Luton



Property Description

Stunning Two-Three Bedroom Top-Floor Apartment | Marlborough Court, Luton | Chain-Free | Fully Furnished | Parking

An exceptional opportunity to acquire this beautifully presented, chain-free two-three bedroom top-floor apartment, ideally located within the highly sought-after Marlborough Court development in the heart of Luton.

Offered in excellent move-in condition and sold as seen, this fully furnished property provides a true turnkey solution—perfect for first-time buyers and investors alike.

The apartment has been renovated to a high standard and offers a bright, modern interior throughout. It features two generously sized bedrooms, complemented by a separate study room, ideal for those working from home or in need of additional flexible space.

The main bedroom benefits from a stylish en-suite shower room, while a contemporary family bathroom serves the remaining accommodation.

The spacious reception room is flooded with natural light, creating a welcoming environment for both relaxing and entertaining. The modern fitted kitchen is well designed, offering ample storage and integrated appliances to meet the demands of everyday living.

Further benefits include secure underground parking, well-maintained communal areas, and a prime central location just a 10-minute walk from Luton train station—perfect for commuters.

Early viewing is highly recommended to fully appreciate the quality and convenience this fantastic property has to offer.











Total floor area 64.9 m² (698 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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 3200.00

Ground Rent:
 320.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318135

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2000. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT318135 - 0005