



14 Waterhouse Gardens, 30 West Hill Road, Luton, Bedfordshire, LU1 3LY
Asking Price £300,000

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NO UPPER CHAIN - MUST SEE! A top floor Penthouse apartment forming part of a gated development set within the grounds of the Grade II listed Baily Hill Water Tower. The property benefits from large south facing decked balcony, two allocated parking spaces, lift to all floors and views overlooking the Memorial Park, tennis courts and bowling green. Ideally situated for access to motorway links, Capability Green business park and the town centre.

Share of Freehold with Lease of 125 years from 2006.

Service Charge per annum: £1,560.

Council Tax Band: C.

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- LARGE LIVING / DINING ROOM
- ALLOCATED PARKING SPACES
- SHARE OF FREEHOLD
- TWO BATHROOMS
- SOUTH FACING DECKED BALCONY
- VIEWS OF LUTON HOO MEMORIAL PARK

Entrance Hall

Living Room

Kitchen

Master Bedroom

En Suite

Second Double Bedroom

Bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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