





### Property Description

Six months service charge included! This ground floor two double bedroom retirement flat offers independent living with backup. With emergency cords, 24 hour on call help and a weekly cleaning service included, available to anyone over 60. Also being offered to the market chain-free! With 6 months service charge included.

Briefly comprises hallway, lounge, kitchen/breakfast room, bathroom, two double bedrooms and cloakroom. Externally are communal areas including kitchen, lounges and gardens. There is communal parking for residence and visitors.

Bushmead court holds a high reputation, offering an array of groups including gardening, keep fit and bingo. There is also a cleaning service and laundry room.

With 24 hour assistance, guest rooms and friendly staff, this makes the ideal retirement home.

Call now to arrange a viewing!



## Entrance Hall

Two storage cupboards. Radiator. Emergency cord.

## Lounge

16' max x 13' ( 4.88m max x 3.96m )  
Double glazed bay window to rear aspect.  
Feature fire place. Emergency cord. Radiator.

## Kitchen/Breakfast Room

10' x 7' 1" ( 3.05m x 2.16m )  
Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Integrated fridge/freezer. Integrated electric oven with electric hob and fan over. Boiler. Radiator. Emergency cord.

## Bathroom

Double glazed frosted window to side aspect. Suite comprising walk in shower, separate bath with shower over, wash hand basin and low level wc. Part tiled. Radiator. Extractor fan.

## Bedroom Two

13' x 9' ( 3.96m x 2.74m )  
Double glazed window to rear aspect.  
Emergency cord. Radiator.

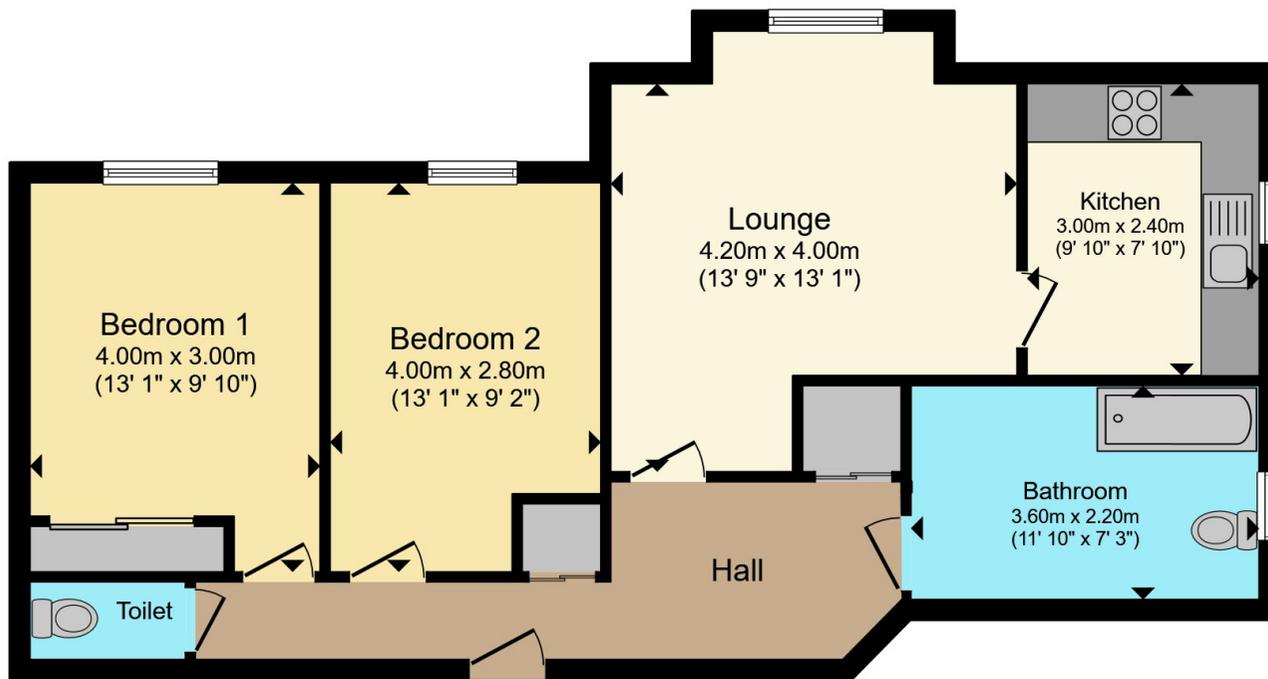
## Bedroom One

13' max x 10' ( 3.96m max x 3.05m )  
Double glazed window to rear aspect. Built in wardrobes. Emergency cord. Radiator.

## Separate Wc

Extractor fan. Suite comprising low level wc and wash hand basin. Emergency cord.





Total floor area 67.8 m<sup>2</sup> (730 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](http://www.propertybox.io)



To view this property please contact Connells on

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1A Riddy Lane  
LUTON LU3 2AD

EPC Rating: C

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUN103682](http://connells.co.uk/Property/LUN103682)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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