

# dg Property Consultants

Linking people to properties



## **Gainsborough Court, Stockingstone Road, Luton, Beds LU2 7NQ**

### **Asking Price £142,500**

\*dg Property Consultants\* A good size 2 bedroom ground floor apartment, located in the Round Green area of Luton. Benefits from an extended lease in place. Accommodation comprises: Entrance hall, combined lounge/dining room, refitted kitchen, 2 good size bedrooms, family bathroom, off road communal parking. Benefits include: Double glazing, electric heating. Offered with no upper chain, ideal for a first time buyer or investor.

**dg Property Consultants - Residential Sale - Lettings & Management**

5e Riddy Lane, Luton, Bedfordshire, LU3 2AD.

**Sales:** T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

**Letting:** T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk



## Ground Floor

### Communal Entrance Hall

Security entrance system.

### Entrance HHall

Half glazed entrance door, electric storage heater, vinyl flooring, airing cupboard housing hot water tank, storage cupboard with fuse box and electricity meter.

### Combined Lounge/ Diner

14'6" x 14'6" max (4.42 x 4.42 max)



Replacement PVCu double glazed window to front, electric storage heater, carpet, TV point(s), power point(s), textured ceiling, cupboard.

### View of Lounge / Diner



## Refitted Kitchen

10'0" x 5'8" (3.05 x 1.73)



Base and eye level units and cupboards with worktops, sink, electric point for cooker, replacement PVCu double glazed window to side, vinyl flooring, power point(s).

### Bedroom 1

15'0" x 10'0" (4.57 x 3.05)



Replacement PVCu double glazed window to front, electric storage heater, carpet, power point(s), coving to textured ceiling.

### Bedroom 2

14'0" x 7'0" (4.27 x 2.13)



Replacement PVCu double glazed window to side, carpet, power point(s), textured ceiling.

## Family Bathroom



Three piece suite comprising bath, wash hand basin and low-level WC, window to side, vinyl flooring.

## Outside

### Communal Gardens

Communal garden to front and rear, laid lawn.

### Communal Parking Area

Communal parking area to rear of block.

## MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants.

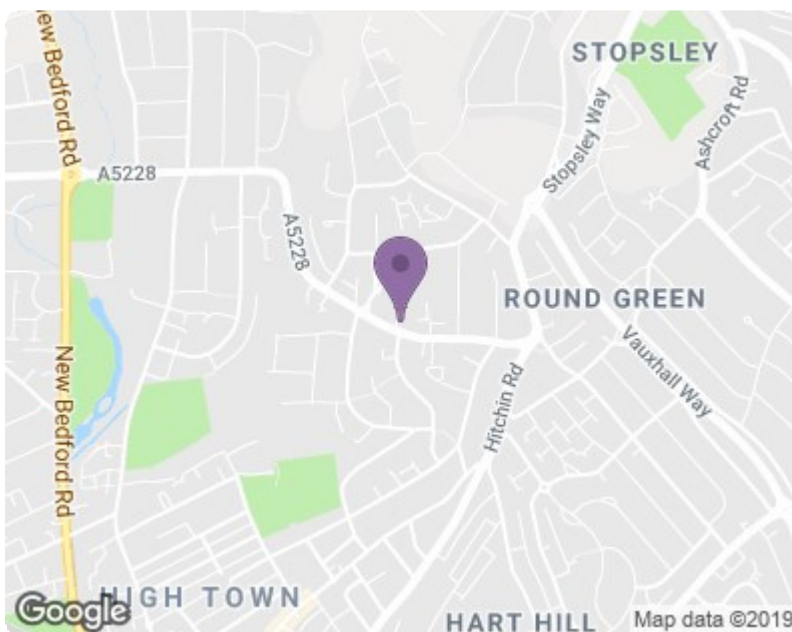
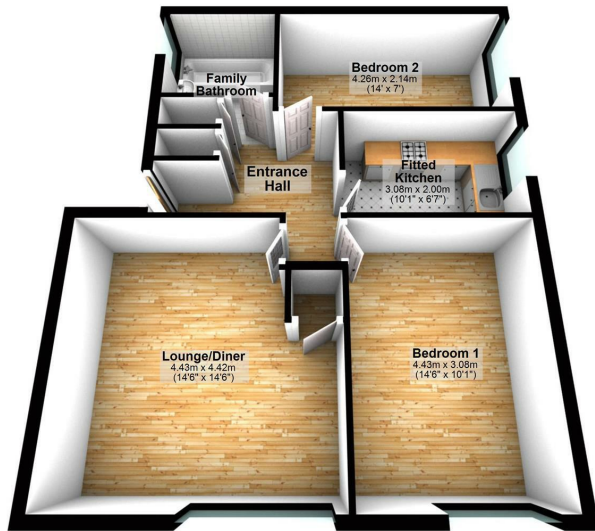
Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.



Ground Floor



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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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