

Dunstable Office:

01582 477 077



Residential Sales • Property Management • Lettings

Flat 27, Brooklands Court Stirling Drive, Luton, LU2 0GE

£195,000 Leasehold



For details on all of our properties for sale and for rent visit www.house-hold.co.uk



The Property Experts with the Personal Touch

Flat 27, Brooklands Court Stirling Drive, Luton, LU2 0GE

£195,000



Front

Hall

14'10" x 11'11" (4.52m x 3.63m)

Double radiator, providing access to all rooms.

Lounge/Kitchenette

15'1" x 15'9" (4.61m x 4.81m)

Generous combined Lounge/kitchenette, Ultra-modern Kitchen area fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, plumbing for dishwasher, built-in eye level electric fan assisted oven, grill, ceiling spotlights, two double radiators, sliding door to Juliet balcony.

Bathroom

7'1" x 7'3" (2.16m x 2.21m)

Fitted with three piece suite comprising deep panelled bath, wash hand basin and low-level WC, tiled splashbacks, heated towel rail, ceramic tiled flooring.

Bedroom

9'1" x 11'11" (2.77m x 3.63m)

Double glazed window to rear, radiator, sliding door to:

Utility Room

3'2" x 7'3" (0.96m x 2.21m)

Tumble dryer, washing machine.

Parking

There is allocated parking for one vehicle

Lease information

We have been advised by the current owners that there is 998 years left on the lease. Ground Rent £180 Per annum. Service Charge £1,140 Per Annum.

Additional Information

9 YEARS REMAINING ON LABC WARRANTY

The monthly service charge for boiler including Boiler Service Agreement is £50 Per Calendar Month.

Coummunal Entrance

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

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MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give 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 any 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 purchasers 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 Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

STUNNING NEARLY NEW APARTMENT 998 YEAR LEASE, PERFECT FOR COMMUTERS with LUTON AIRPORT PARKWAY station being within a few moments walk the apartment is also located close to LONDON LUTON AIRPORT

Household Estate Agents are delighted to offer for sale this BEAUTIFUL second-floor apartment PERFECT FOR INVESTORS & FIRSTTIME BUYERS ALIKE. Finished to A VERY HIGH SPECIFICATION and further benefitting from a JULIET BALCONY, GAS CENTRAL HEATING, UTILITY ROOM & ALLOCATED PARKING plus the apartment has 9 years LABC warranty remaining.

Brookland Court is located just off of Kimpton Road on the popular Redrow " Saxon Square " development and offers SUPERB access to Luton Airport Parkway mainline railway station and London Luton Airport.

The accommodation consists of entrance hall, lounge/kitchenette with integrated appliances, double bedroom, utility room & STYLISH BATHROOM.

Externally there is an allocated parking space for one vehicle.

Call your local HOUSEHOLD ESTATE AGENTS office without further delay to arrange an early appointment to view.



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Road Map



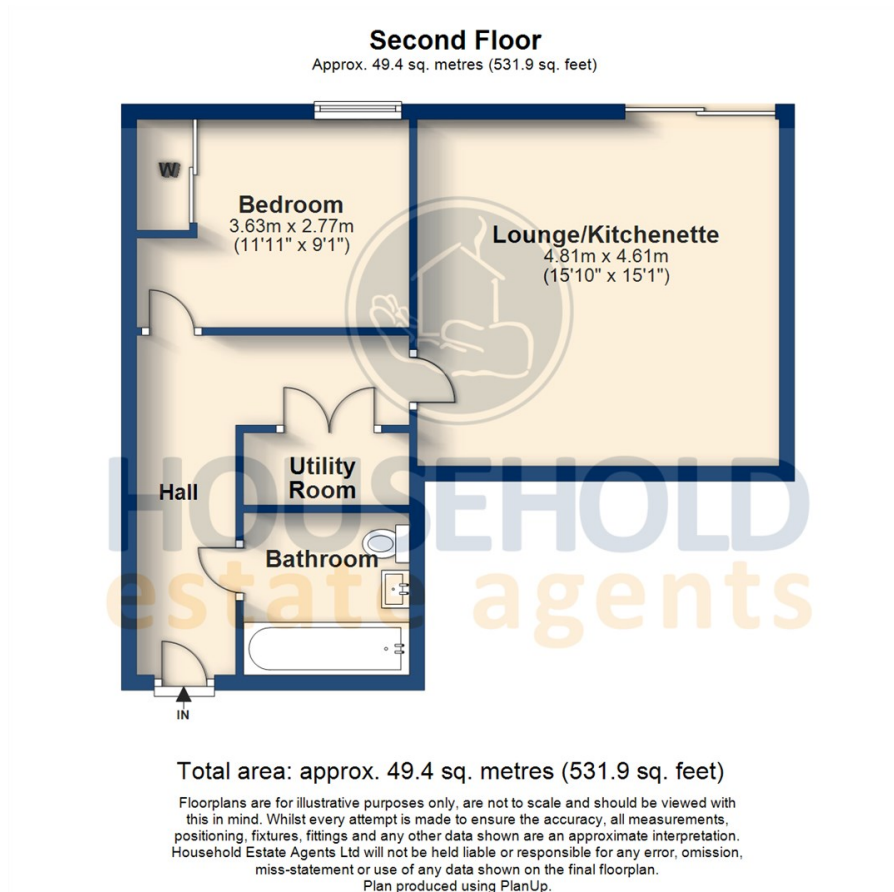
Hybrid Map



Terrain Map



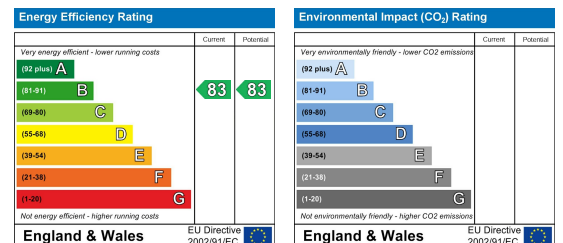
Floor Plan



Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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