

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Cardinal Court, Earls Meade, Luton

**Offers Over £170,000 Leasehold**



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The Property Experts with the Personal Touch

# Cardinal Court, Earls Meade, Luton

## Offers Over £170,000



### Front

#### Entrance Hall

4'4" x 3'0" (1.33m x 0.91m)

Stairs to first floor landing.

#### Landing

5'11" x 13'2" (1.81m x 4.02m)

Providing access to all living accommodation.

#### Lounge/Diner

10'10" x 13'7" (3.30m x 4.14m)

Double glazed window to front, electric heater.

#### Kitchen

7'11" x 10'2" (2.41m x 3.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring electric hob with pull out extractor hood over, double glazed window to front, vinyl flooring.

#### Bedroom 1

10'6" x 10'6" (3.21m x 3.20m)

Double glazed window to rear, electric heater. Doors to built wardrobes.

#### En-suite Shower Room

6'7" x 5'6" (2.00m x 1.67m)

Three piece suite comprising recessed tiled shower enclosure with fitted shower, pedestal wash hand basin and low-level WC, double glazed window to rear.

### Bedroom 2

7'4" x 7'5" (2.23m x 2.25m)

Double glazed window to rear, electric heater.

### Bathroom

5'10" x 6'11" (1.78m x 2.10m)

Three piece suite comprising deep panelled bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, vinyl flooring.

### Allocated Parking

### Communal Garden

### Lease Information

Lease information is held in the office, please contact us should you require further information.

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

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://www.house-hold.co.uk)

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

## The Property Experts with the Personal Touch

**MISDESCRIPTORS 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.

**Offered with NO UPPER CHAIN this first floor maisonette is a PERFECT FIRST TIME PURCHASE OR BUY TO LET INVESTMENT benefitting from OWN ENTRANCE, EN-SUITE SHOWER ROOM TO MASTER BEDROOM, ALLOCATED PARKING.**

Situated in Cardinal Court on the EVER POPULAR and SOUGHT AFTER Earls Meade development this property is EXCELLENT FOR COMMUTERS being within walking distance to LUTON MAINLINE RAILWAY STATION. Bus routes are also in short walking distance as is Luton Town Centre. By Car the property provides great access to Junctions 10 & 11 of the M1 motorway & the A6.

The accommodation itself comprises an entrance hall, living room, kitchen, master bedroom with en-suite, second bedroom and a bathroom.

Allocated parking can be found to the front of the property and the property has the added benefit of a communal garden to the rear of the block for residents to enjoy.

PLEASE CALL YOUR LOCAL HOUSEHOLD ESTATE AGENTS OFFICE WITHOUT FURTHER DELAY TO ARRANGE AN APPOINTMENT TO VIEW.



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