





Property Description

This well-presented two bedroom upper floor flat is situated within the popular Mallows development off Marsh Road and offers spacious, well-maintained accommodation throughout. The property benefits from a bright and airy lounge, fitted kitchen, two generously sized bedrooms and a family bathroom, making it an ideal purchase for first-time buyers, investors or those looking to downsize. Conveniently positioned close to a range of local amenities and excellent transport links, early viewing is highly recommended.

The Mallows is ideally located just off Marsh Road in the sought-after Leagrave area of Luton. Residents benefit from easy access to a variety of local shops, supermarkets, restaurants and leisure facilities, while Leagrave Train Station is within close proximity, providing direct rail services into London. The area also offers excellent road links via Junction 11 of the M1 motorway, making it a popular choice for commuters and families alike.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money-laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Entrance Hall

Door to front aspect. Electric heater.

Lounge/Diner

Double glazed window to rear aspect. Television point. Electric heater.

Kitchen

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. Space for a freestanding electric cooker. Space for a fridge/freezer.

Utility Room

Loft access. Wall and base units.

Bedroom One

Double glazed window to rear aspect. Fitted wardrobes. Electric heater.

Bedroom Two

Double glazed window to rear aspect. Electric heater.

Separate Wc

Low level wc. Part tiled.

Bathroom

Suite comprising bath with mixer taps and electric shower and wash hand basin. Part tiled walls.

Garden

Communal.

Parking

Communal parking.





To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR312560

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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