

Connells

Nayland Close
Luton

Nayland Close
Luton LU2 9SZ

for sale
£175,000







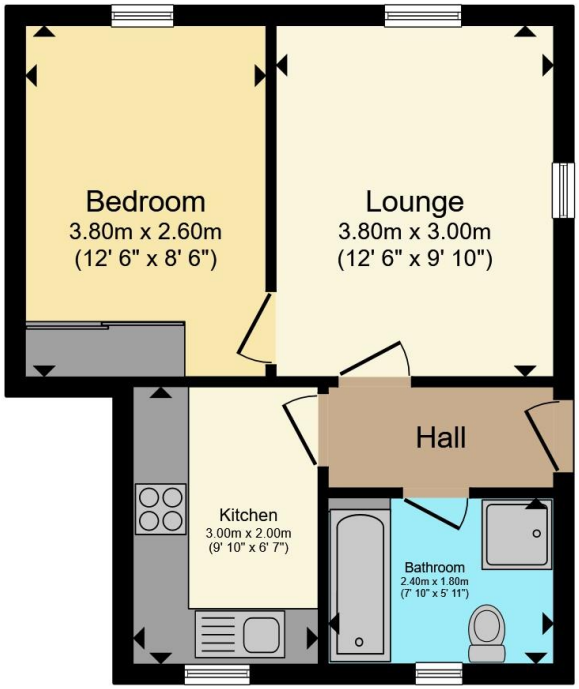
Property Description

This exceptional one-bedroom ground floor maisonette combines spacious living, outdoor space, and a prime location in the sought-after Wigmore area. The property features a bright and spacious lounge, a well-appointed kitchen, and a generously sized double bedroom. A standout feature is the large private garden, perfect for relaxing, entertaining, or gardening, along with a custom-built storage shed providing excellent additional storage. Ideally situated, the property is within walking distance of Asda, Iceland, a 24-hour gym, restaurants, EV charging facilities, local schools, and a community park. It also offers excellent transport links, with London Luton Airport and major motorway networks just a short drive away, making it an ideal choice for first-time buyers, professionals, or investors alike.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.







Floor Plan





Total floor area 35.7 m² (385 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

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To view this property please contact Connells on

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E stopsley@connells.co.uk

Jansel House Parade 656 Hitchin Road Stopsley
LUTON LU2 7XH

EPC Rating: E

Council Tax Band: A

Service Charge: 829.00

Ground Rent: 304.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STP308451

This is a Leasehold property with details as follows; Term of Lease 100 years from 27 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.