



Flat 6 Warden Court, 5 Villa Road, Luton Bedfordshire LU2 7PB

Guide Price £140,000 to £150,000

"ATTENTION ALL LONDON COMMUTERS" This stylish 1 bedroom apartment, located literally A SHORT WALK FROM LUTON MAINLINE TRAIN STATION, 28 minutes from London St Pancras station. The apartment also enjoys the benefits of the cinema, restaurants, shopping centre, being on the door step. Denzil Gayle from GIGGS & BELL commented this property going to be ideally suited to the DISCERNING BUYER looking for CONVENIENCE. The apartment has many features to include gas central heating, double glazing, light filled accomodation, laminate flooring, attractive fitted kitchen. & MUCH MORE !!!!!

- * Conveniently Located To Town Centre & Train Station*
- *Attention All London Commuters /28 Minutes To London St Pancras Station *
- *Stylish One Bedroom First Floor Apartment*
- *Ideal For The Discerning Buyer*
- *Light Filled Accomodation*
- *Double Glazing*
- *Gas Central Heating*
- *Attractive Fitted Kitchen*
- *Communal Gardens*



Entrance

Communal Entrance leading to first floor

Entrance Door

Timber Front Door

Entrance Hall

Laminate flooring, storage cupboard with shelving, security intercom, double paneled radiator, coving to ceiling, cloak cupboard, wooden doors leading to.



Kitchen

13' 6" x 6' 6" (4.11m x 1.98m) Shaker style fitted kitchen comprising stainless steel sink unit with cupboard under, further base and eye level units, with worktops over, gas hob, electric oven, extractor hood, ceramic splashback tiling, radiator, double glazed window to front elevation, Valliant Gas fired boiler providing hot water and heating and fuse box, tiled flooring.



Living Room

15' 2" x 10' 5" (4.62m x 3.17m) Double glazed window to front elevation, double panel radiator, laminate flooring, coving to ceiling.

Bedroom

13' 3" x 9' 9" (4.04m x 2.97m) Double glazed window to front elevation, double panel radiator, laminate flooring, fitted wardrobe.



Bathroom

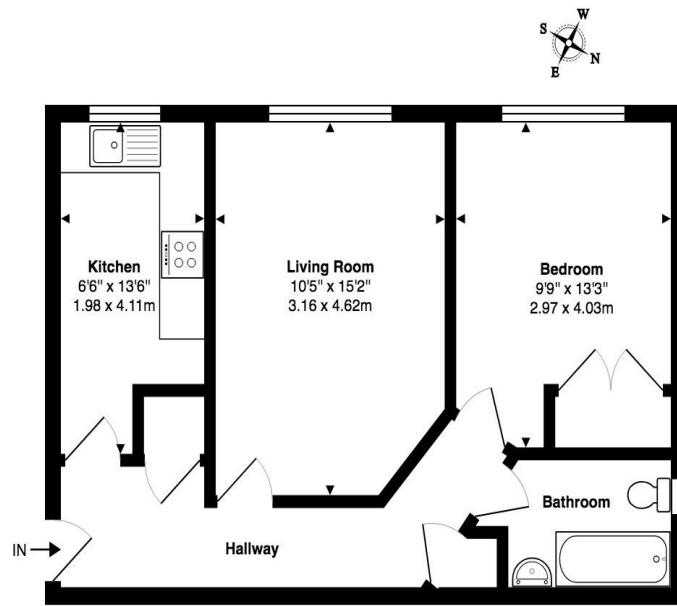
Three piece suite, concealed cistern WC, pedestal wash hand basin, tiled paneled bath, Victorian style mixer tap and shower attachment, ceramic splashback, three part tiled walls, ceramic floor tiling, radiator, obscure double glazed window to side elevation.

Communal Garden

Allocated Parking Space







Ground Floor

Total Area: 523 ft² ... 48.6 m²

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