

**GIGGS
& BELL**



**Idenbury Court, Downs Road, Luton,
Bedfordshire, LU1**

**Guide Price:
£110,000 - £120,000**

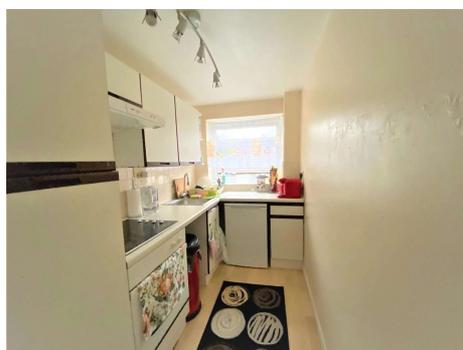
This ideally located town centre apartment would make an excellent first purchase or investment. The property offers spacious accommodation, which includes a separate double bedroom, fully separate kitchen, and large lounge dining room. Idenbury is ideally located for those wishing to take advantage of its excellent access to all amenities including shops and travel hubs. The accommodation comprises entrance porch, large lounge dining room, separate kitchen in a lobby, separate bedroom, and a neat bathroom suite. To view telephone 01582 958070.

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Ideal First Purchase Or Investment
Property

Spacious Accommodation

Close To Shops And Travel Hubs



Entrance - Timber entrance door through to

Entrance Porch - Built in cupboard, further glazed door giving access to

Lounge Dining Room - 18'6" x 15'7" (5.64m x 4.75m)
Coving to ceiling, double glazed window to the rear elevation. Electric storage heater, doors to

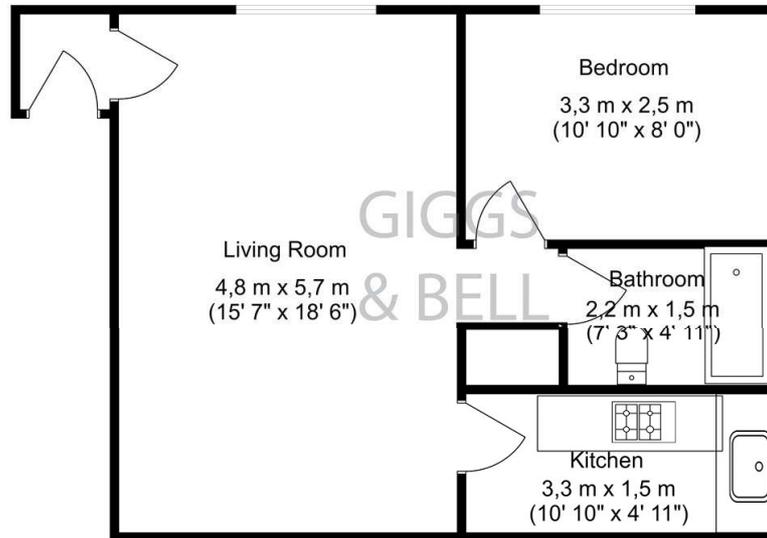
Kitchen - 10'10" x 4'11" (3.3m x 1.5m)
Comprises single drainer stainless steel sink unit with cupboards below and eye level. Built in electric hob, oven below and extractor fan over, plumbing for automatic washing machine. Double glazed window to the side elevation, tiling to splash areas.

Lobby - Door to cupboard which houses immersion tank and further door giving access to bedroom. Double glazed window to the rear elevation, storage heater below.

Bathroom - 7'3" x 4'11" (2.2m x 1.5m)
Comprises low flush WC, pedestal wash hand basin, panel bath and mixer taps, double glazed window to the side elevation, tiling to half walls.

Outside - Allocated parking space.





Total approximate area 43.7 sq meters (470.3 sq feet)

CALL 01582 958070 TO VIEW



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