



A smart and beautifully kept apartment offering bright modern living, generous proportions and excellent convenience, set within easy reach of the town centre, station and airport with allocated parking included.

The Home

Set within a modern development on Charles Street, this beautifully presented second floor apartment offers an excellent blend of style, comfort and convenience, making it a particularly appealing choice for a first-time buyer, commuter or investor seeking a home that is ready to enjoy from day one.

The apartment has a calm, contemporary feel throughout, with clean finishes, a light and neutral palette and a layout that feels both practical and easy to live in. Extending to approximately 541 sq ft, it offers notably well-balanced accommodation for a one bedroom home, with a sense of space that is evident from the moment you step inside.

The entrance lobby creates an inviting first impression and sets the tone for the rest of the apartment, introducing a home that feels well maintained and thoughtfully arranged. From here, the accommodation opens into a bright and generous sitting/dining room, a versatile central living space that easily accommodates day-to-day relaxation as well as dining and home working. Natural light pours in through the glazed opening and Juliet balcony, giving the room an airy and uplifting feel, while the proportions make it easy to imagine both quiet evenings in and more sociable occasions.

Leading through, the kitchen is fitted in a modern style and neatly separated from the main living area, giving the apartment a more defined layout than many contemporary one bedroom homes. Finished with sleek gloss-fronted cabinetry, integrated appliances and good storage, it offers a smart and functional space that works just as well for everyday cooking as it does for a more polished presentation.

The bedroom continues the apartment's well-kept and comfortable feel, offering a generous double room with fitted wardrobes and enough space to feel calm, uncluttered and restful. The bathroom is equally well finished, with a clean modern suite, vanity storage and a shower over the bath, all presented in a simple contemporary style that sits well with the rest of the home.

Beyond the apartment itself, the communal areas are a real asset, appearing bright, tidy and well maintained, which reinforces the overall impression of a smart purpose-built development. Outside, the property also benefits from an allocated parking space, adding another important layer of practicality to a home that already scores highly on convenience.

Positioned within walking distance of Luton town centre and well placed for the train station and airport, this is a home that combines modern presentation with strong everyday accessibility. For buyers looking for an apartment that feels stylish, straightforward and well connected, Hobby Court makes a very convincing first impression.

Viewing

All viewings are strictly by appointment through Bradshaws.

Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no

responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

Approximate Gross Internal Area = 50.3 sq m / 541 sq ft

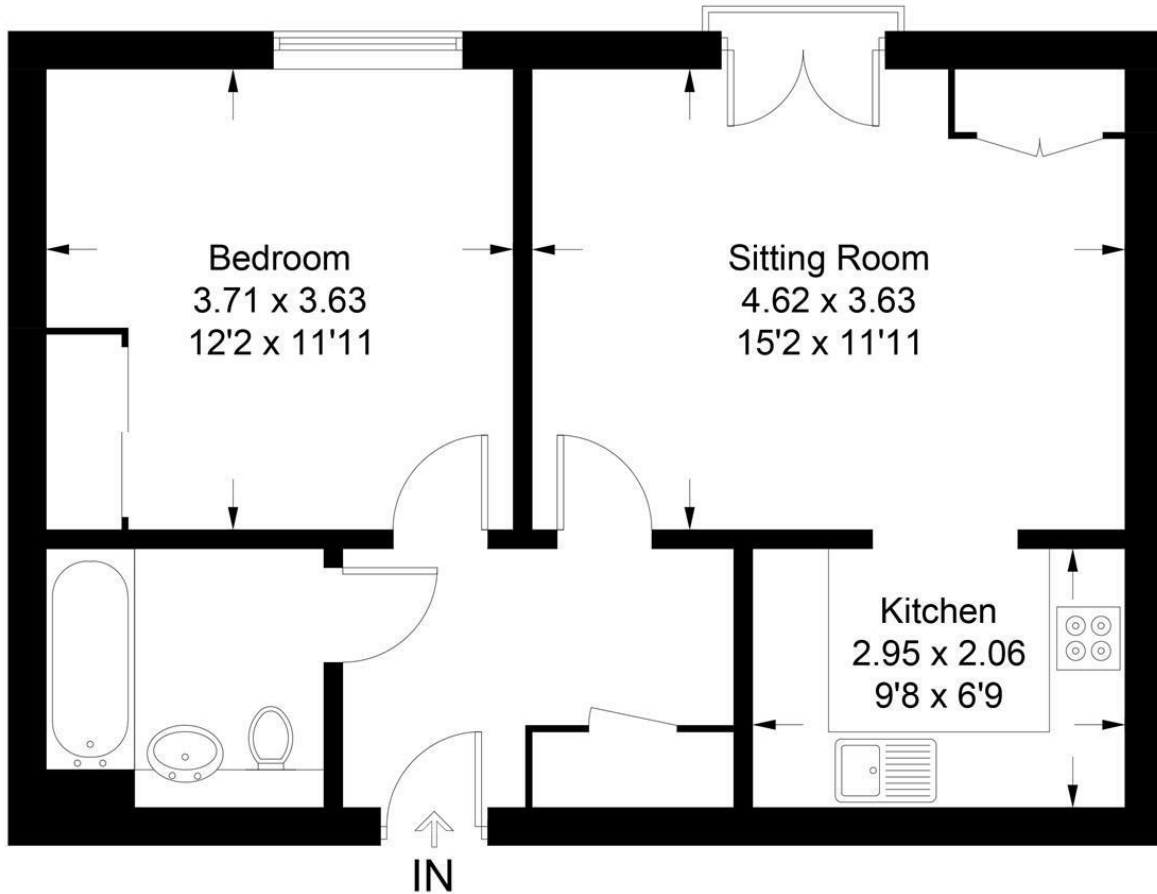


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Council Tax Band: A

EPC Rating: B