

# dg Property Consultants

Linking people to properties



## **Primrose Close, Wardown Park, Luton, Bedfordshire LU3 1EU**

### **Asking Price £225,000**

\*dg Property Consultants \* Top floor, spacious 2 bedroom luxury executive apartment located on the popular Park View development of Luton overlooking Wardown park, ideal for a commuter.

Accommodation comprises: Entrance hall, good size combined open plan lounge/diner opening to fitted kitchen, front balcony overlooking wardown park, 2 good size bedrooms the master with en-suite shower room plus with wardrobes, family bathroom. Benefits include: Gas central heating, double glazing, Security gated allocated off road parking. Offered with no upper chain

**dg Property Consultants - Residential Sale - Lettings & Management**

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**Sales:** T: 01582 580500 E: sales@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk

**Letting:** T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk





## Second Floor

### Communal Entrance

Communal entrance with intercom entry, stairs to apartment.

### Entrance Hall

Single radiator, wooden laminate flooring, power point(s), intercom entry phone, storage cupboard with fuse box and wall mounted gas combination boiler serving heating system and domestic hot water, door to lounge/dining room.

### Combined Lounge / Diner

27'11" x 17'6" (8.50 x 5.34)



Replacement PVCu double glazed window to front, two double radiators, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), open plan to Fitted Kitchen, PVCu double glazed patio doors to balcony.

### View of Lounge / Diner

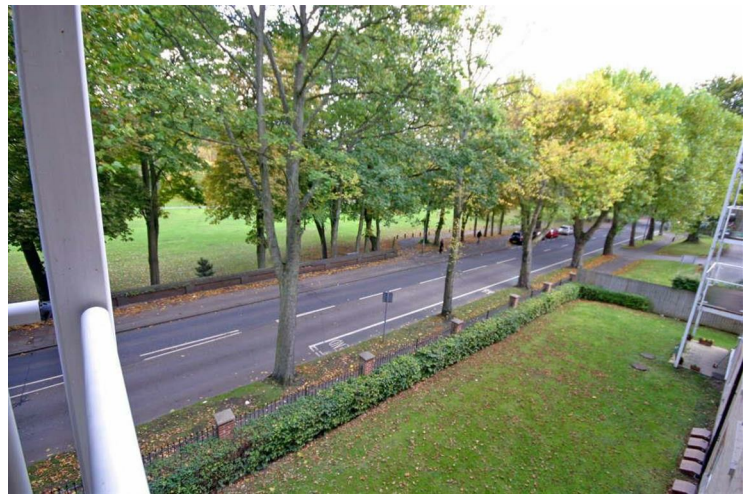


## Balcony



Enclosed by toughened glass with a decking base and overlooking Wardown Park.

### View From Front Of Apartment



### Fitted Kitchen

9'6" x 8'8" (2.89 x 2.65)



Fitted with a matching range of base and eye level units with worktop space over, once & half bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, replacement PVCu double glazed window to rear, vinyl tiled flooring, double power point(s), recessed ceiling spotlights.



**View of Fitted Kitchen**



**View of En-Suite Shower Room**



**Bedroom 1**

14'0" max x 9'6" (4.27 max x 2.90)



**Bedroom 2**

13'8" x 10'0" (4.17 x 3.05)



Replacement PVCu double glazed window, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), wardrobes and double bed.

Replacement PVCu double glazed window to rear, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s).

**En-suite Shower Room**



**Family Bathroom**



Three piece suite comprising recessed tiled double shower with electric shower and glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC and extractor fan, single radiator, vinyl tiled flooring.

Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, half height tiling to two walls, extractor fan, mirror, towel rail and loo roll holder, shower curtain, shaver point, single radiator, vinyl flooring

## **Outside**

### **Communal Gardens**

Communal Gardens, laid to lawn with shrubs and plants

### **Off Road Parking**

Private allocated off road parking area.

### **Leasehold Information**

Lease Term: 1000 Years from 2004 = 984 remaining approximately.

Maintenance: £1404 per Annum = £117 per month approximately

Ground rent: £140 per Annum approximately

The above information has been supplied to us by the vendor and we recommend that the full terms of the lease should be qualified by the purchasers solicitors prior to exchange of contract.

### **MISDESCRIPTIONS ACT - Sales**

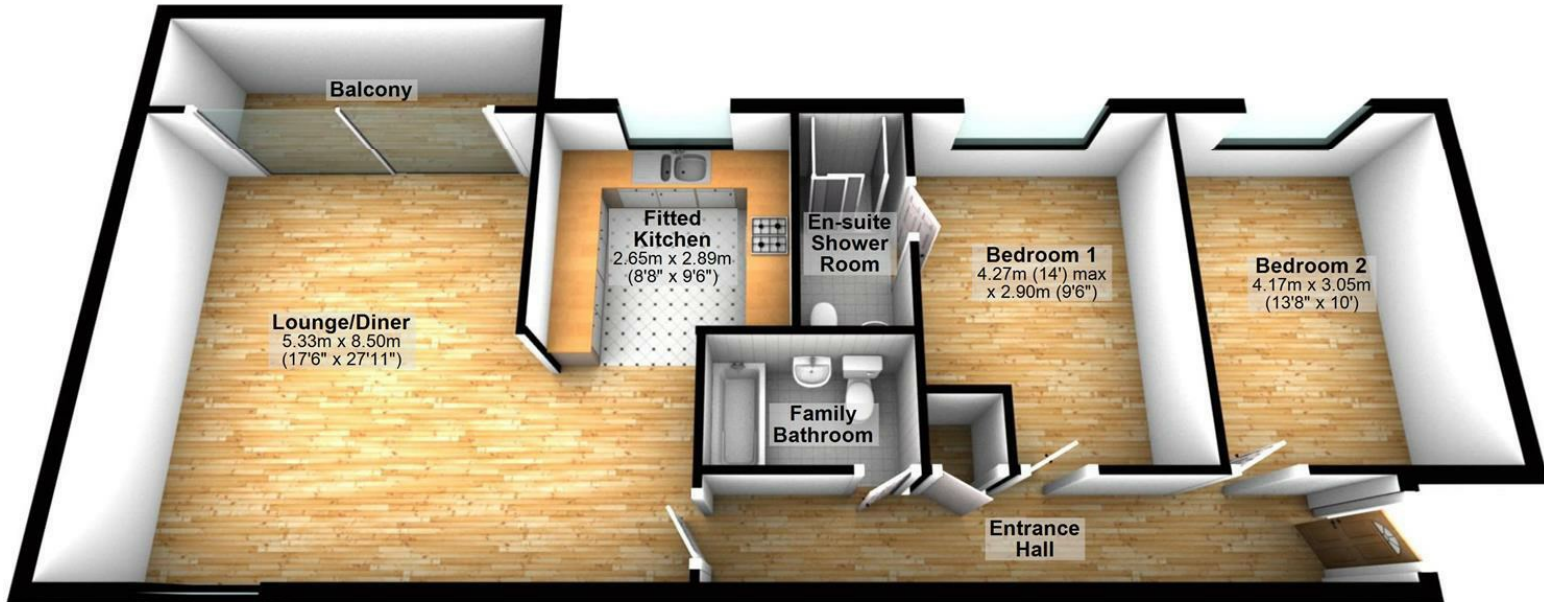
Should you be interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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