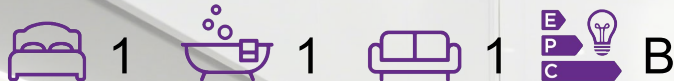




Brooklands Court Stirling Drive, Luton, LU2 0GE

Asking Price £190,000



Located within the highly desirable Napier Park development, this attractive fifth-floor one-bedroom apartment offers modern living along with the added advantage of secure, gated allocated parking.

Inside, the property features a bright open-plan lounge with Juliet balcony kitchen with integrated appliances, a generously sized bedroom, and a well-appointed bathroom.

Outside, residents benefit from an allocated parking space set within a secure gated parking area.

The apartment is ideally positioned for convenient access to Luton Airport, walking distance to the train station and provides excellent motorway network connections.

Leashold Tenure with 992 years remaining.
Ground Rent £180.00 per annum.
Service Charge £1988.69 per annum (24/25).
Council Tax Band B.

- NO UPPER CHAIN
- LONG LEASE LENGTH
- ONE BEDROOM APARTMENT
- ALLOCATED UNDERGROUND PARKING
- EASY ACCESS TO TRAIN STATION

Entrance Hall
Open plan Living Room / Kitchen
Master Bedroom
Bathroom

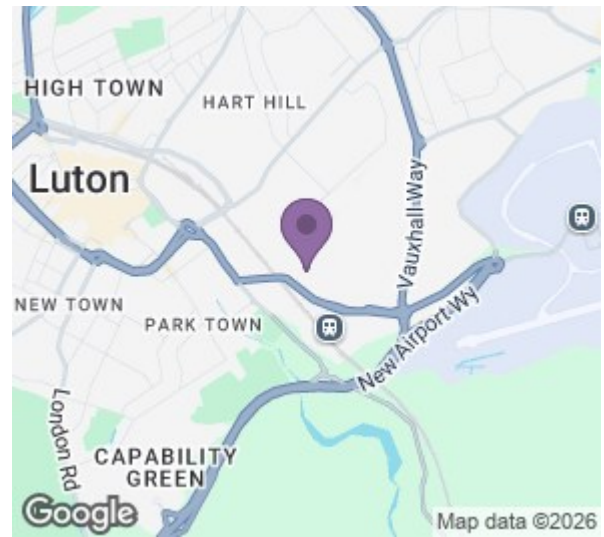
Fifth Floor

Approx. 47.4 sq. metres (510.0 sq. feet)

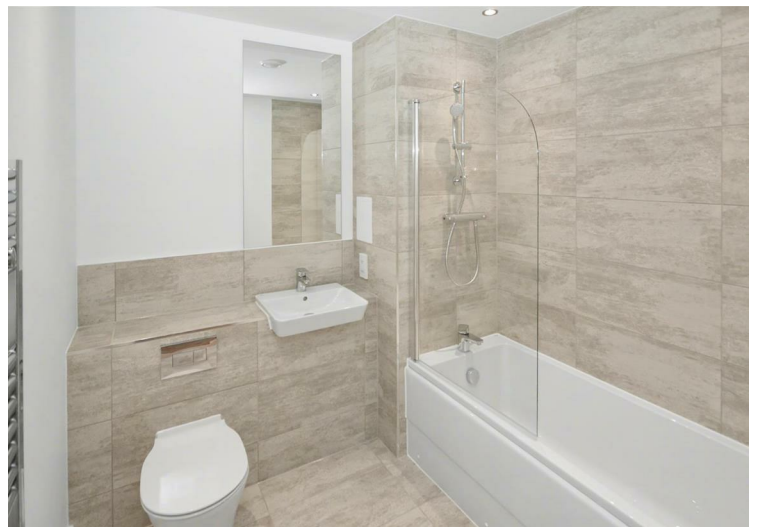


Total area: approx. 47.4 sq. metres (510.0 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. ©
epcplan@icloud.com
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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