

Laurence Court, Saxon Square, LU2 0SX

Price:
£ 270,000

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Price: £ 270,000 2 bedroom house

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OVERVIEW

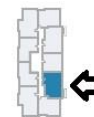
Large two bedroom two bathroom apartment with PARKING! Spread over (722 sq. ft) plus private balcony area facing east / south east towards the courtyard and landscaped garden.

Saxon Square is a collection of 1 and 2 bedroom luxury apartments located just 24 minutes by train from central London, in the vibrant and diverse town of Luton. Set within an entirely new contemporary development, these 223 beautifully designed apartments offer an unparalleled level of connectivity. Completion due Q4 2019

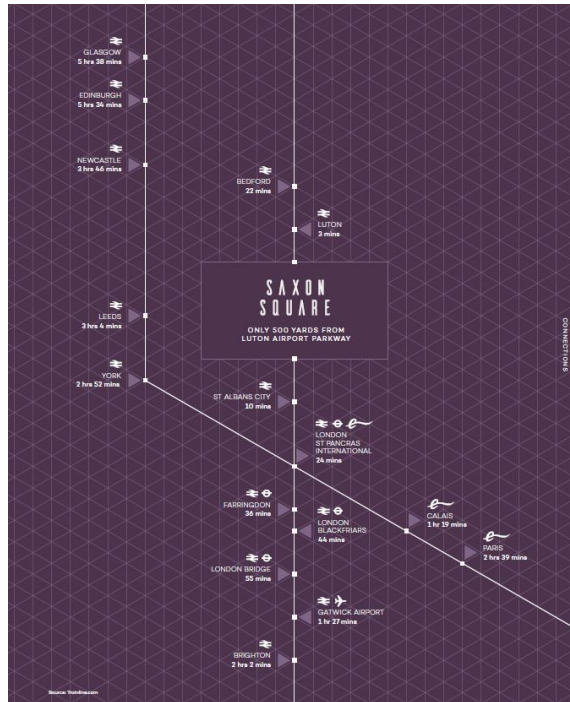
KEY FEATURES

- Large 3rd Floor Apartment
• 1x Parking Space Included
• South East Facing (Over Courtyard)
• Within London's Commuter Belt
• 24 minutes to Central London
• Close To Transport Links
• Not Available On Help To Buy
• Est. Service Charge: TBC
• Est. Ground Rent: £350
• Completion due Q2 2019

THIRD FLOOR



Kitchen/Living/Dining	4.86m x 6.53m	15'10" x 21'3" max
Master Bedroom	3.39m x 3.59m	11' x 11'8" max
Bedroom 2	2.44m x 3.59m	7'11" x 11'8"
Total Area	67.1 sq m	722 sq ft



DETAIL THAT COUNTS

KITCHEN

- Contemporary white gloss kitchen with handle-less design
- Laminata worktop with matching upstand
- Full height back painted glass splash back behind hob only
- 1.5 bowl stainless steel sink
- Four ring ceramic hob with chimney extractor hood
- Single oven
- Integrated fridge/freezer
- Free standing washer/dryer located in hallway cupboard
- Plumbing for dishwasher

BATHROOM & EN-SUITE

- Tiling to bathroom and en-suite
- Large format porcelain floor tiles
- Heated towel rail
- Fitted mirror above wash hand basin

ELECTRICAL

- Brushed chrome finish down lighters to kitchen, bathroom and en-suite
- Pendant lighting to all bedrooms
- Wiring only for Sky Q television to living areas

COMMUNAL AREAS

- Lift to all floors
- Entry phone

JOINERY

- Oak veneer apartment entrance and internal doors
- Skirting boards and architraves
- Fitted wardrobe to master bedroom

WALL & FLOOR FINISHING

- White emulsion painted internal walls and ceilings
- Artico Spacia flooring to kitchen, living, dining areas
- Carpet to all bedrooms

HEATING

- Central heating with wall mounted radiators

GENERAL

- 2 year Redrow London warranty
- 10 year LABC building warranty
- Parking available*
- Balcony or terrace area to selected apartments only

