



NOVA
ESTATE AGENTS



50 Deep Denes, Luton, LU2 7SU

Welcome to this well presented ground floor maisonette in the popular Round Green area of Luton, offering two double bedrooms, private garden and a long 133 year lease. Suitable for first-time buyers, professionals, or investors, the property provides spacious and practical accommodation in a convenient location.

The property comprises an entrance hall leading to all rooms, a good sized reception room with space for both living and dining areas, and a modern fitted kitchen with ample storage and worktop space. Large windows throughout the property allow for plenty of natural light.

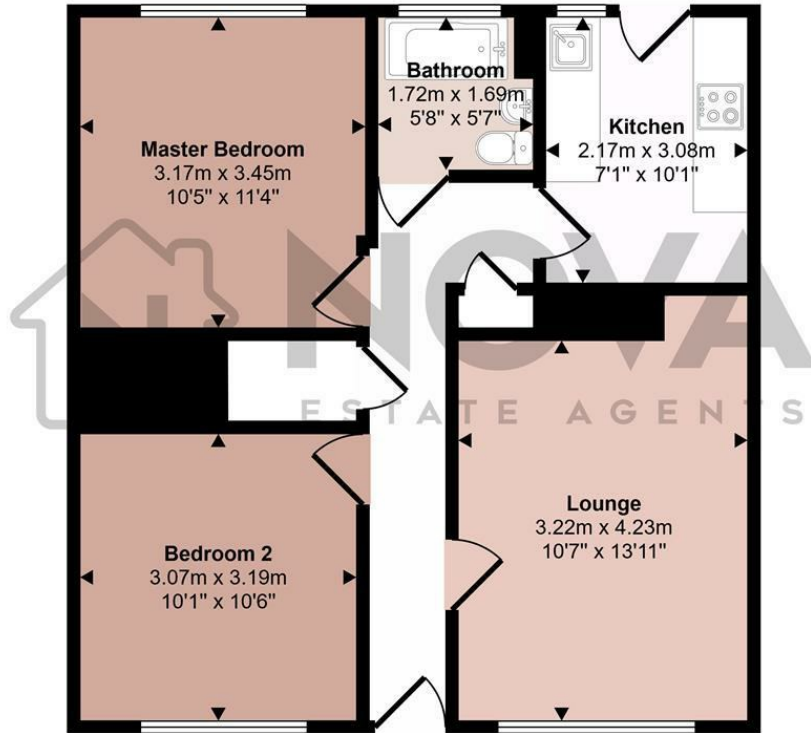
Both bedrooms are comfortable doubles and benefit from views over the front and rear gardens. The bathroom is fitted with a bath and overhead shower, wash basin and WC.

Outside, there is a private rear garden providing useful outdoor space to relax or entertain.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Large 2 bedroom Maisonette
- Long Lease
- Modern Kitchen & Bathroom
- Private Garden
- Chain Free!
- Popular Round Green Location

£210,000

Approx Gross Internal Area
56 sq m / 608 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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