



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Ellesmere Court, Stirling Drive, LU2 0GD
Asking Price £285,000

Set within the popular Ellesmere Court development in Luton, this well-presented fourth-floor apartment offers spacious and modern living with excellent connections nearby and no upper chain.

The property features two double bedrooms, including a principal with en-suite shower room, alongside a further bathroom. A bright open-plan kitchen and living area opens onto a private, west-facing balcony, creating the perfect space for everyday living and entertaining. The apartment also benefits from underground parking, lifts to all floors, access to communal gardens, and a long lease, making it ideal for first-time buyers, downsizers, or investors.

The location offers fantastic convenience, with a wide range of local shops, supermarkets, and leisure facilities close at hand. Luton town centre is easily accessible, while excellent road links via the M1 motorway and nearby Luton Airport make travel straightforward. For commuters, Luton mainline station provides fast and frequent rail services into London St Pancras International, ensuring this home combines modern comfort with superb connectivity.

Tenure: Leasehold

Term of Lease: 999 Years From January 2019

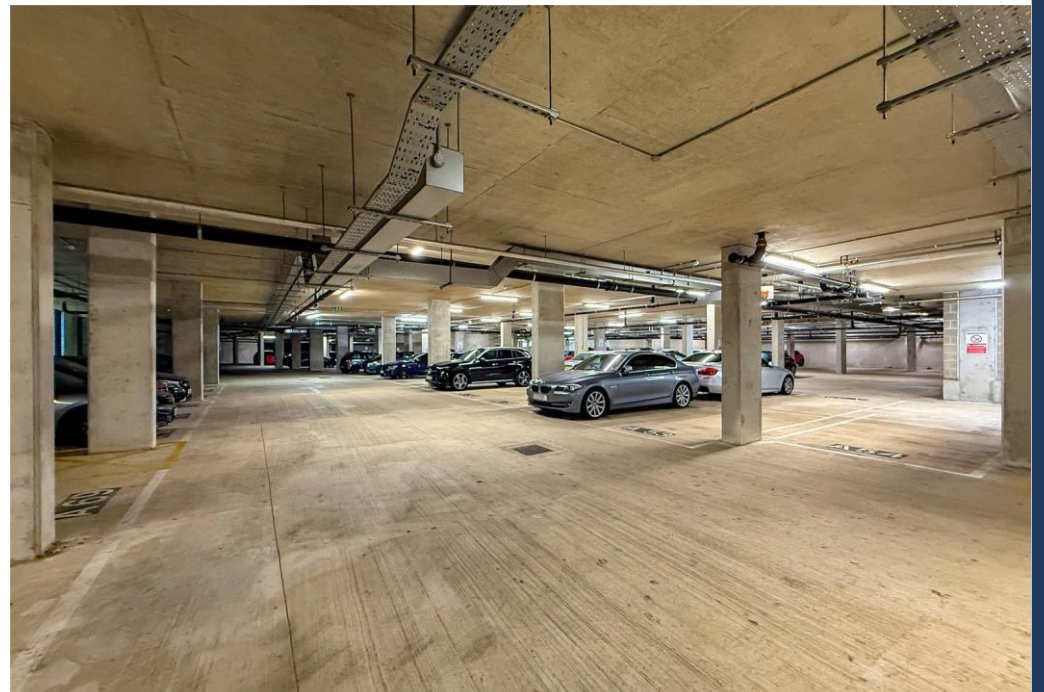
Service Charge: £2,350 PA For 2025

Ground Rent: £300 PA For 2025

Council Tax Band: B

EPC Rating: B





Fourth Floor

Approx. 66.2 sq. metres (713.1 sq. feet)



Total area: approx. 66.2 sq. metres (713.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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