



## 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**

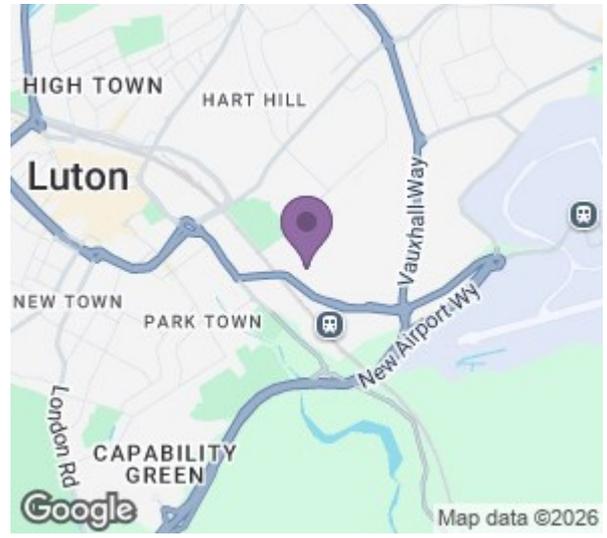
## Fifth Floor

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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	



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