

for sale

**£167,500** Leasehold



## Kingsley House Kingsley Road Luton LU3 2LS

This one bedroom top floor apartment is located in the Ickniel area of LU3 and comes with an already extended lease! It is also being offered to the market chain-free, making this the perfect first time purchase or investment.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focusagent.com

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# Property Details

## Entrance Hall

Door to front aspect. Two storage cupboards.

## Lounge 17' 7" max x 16' ( 5.36m max x 4.88m )

Double glazed window to front aspect. Radiator.

## Kitchen 11' 3" x 7' 7" ( 3.43m x 2.31m )

Double glazed skylight to rear aspect. Fitted kitchen comprising a range of wall and base units with roll edge work surfaces over. Part tiled. Plumbing for a washing machine. Space for a fridge/freezer. Electric oven and hob with fan over. Eaves storage space.

## Bathroom

Suite comprising bath with shower attachment, wash hand basin and low level wc. Part tiled. Radiator. Loft access housing combi boiler.

## Bedroom One 13' x 12' ( 3.96m x 3.66m )

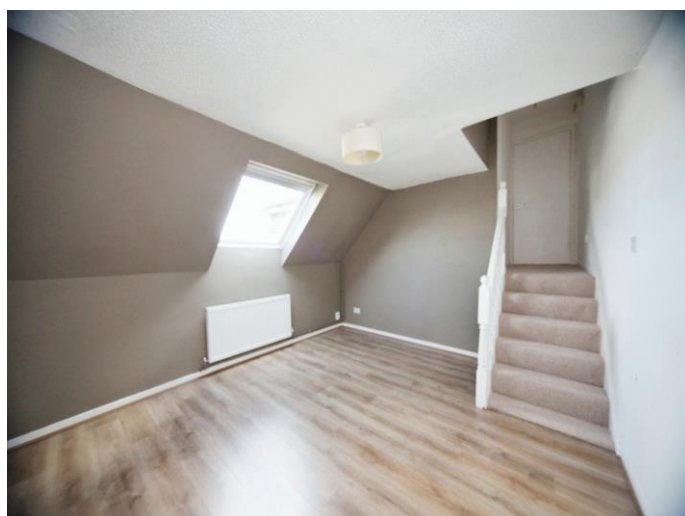
Steps leading down. Double glazed skylight to front aspect.

## Garden

Communal garden at back.

## Parking

Communal parking at back.



To view this property please contact Connells on

**T 01582 592332**  
**E [lutonnorth@connells.co.uk](mailto:lutonnorth@connells.co.uk)**

1A Riddy Lane  
LUTON LU3 2AD

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: LUN102903 - 0005

This is a Leasehold property with details as follows; Term of Lease 120 years from 15 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for those who are not leasehold buyers.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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