



DG
Property
Consultants
Estd. 2000



The Academy, Holly Street, Luton, Bedfordshire LU1 3DD **Asking Price £180,000**

OFFERED FOR SALE WITH TENANTS IN OCCUPATION, INVESTMENT PURCHASES ONLY.

dg Property Consultants A spacious and well presented 2 bedroom top floor apartment with in a private development, located in Luton Town Center.

Accommodation comprises: Security entrance to communal areas, apartment entrance hall, combined lounge/diner open to a fitted kitchen, 2 double bedrooms the master with an en-suite, separate family bathroom, communal areas and private gated secure underground parking space. Benefits include: Double glazing & electric heating. Viewing is highly recommended



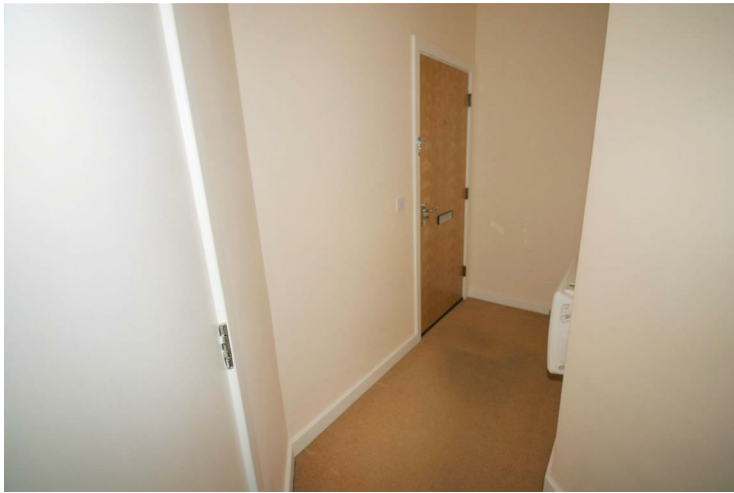
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Apartment Accommodation

Entrance Hall



Fitted carpet, power point(s), storage cupboard, storage cupboard, plus airing cupboard. access to all apartment rooms.

View of Entrance Hall



Lounge/Diner

14'6" x 11'3" (4.41m x 3.44m)



Two uPVC double glazed windows to front incorporating uPVC double glazed french doors to front, electric panel heater, fitted carpet, telephone point(s), TV point(s), power point(s), opening kitchen.

View of Lounge Diner



Fitted Kitchen

6'2" x 11'3" (1.89m x 3.44m)



Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, fridge/freezer and automatic washing machine, built-in electric oven, four ring electric hob with extractor hood over, vinyl flooring, power point(s).

Bedroom 1

14'6" x 11'6" (4.41m x 3.50m)



UPVC double glazed window to front, electric panel heater, fitted carpet, power point(s), door to en-suite shower room.

View of Bedroom 1



View of En-suite



En-suite Shower Room



Three comprising pedestal wash hand basin, tiled shower cubicle with power shower and glass screen, low-level WC, tiled splashbacks, extractor fan, vinyl flooring.

Bedroom 2

10'8" x 8'11" (3.25m x 2.73m)

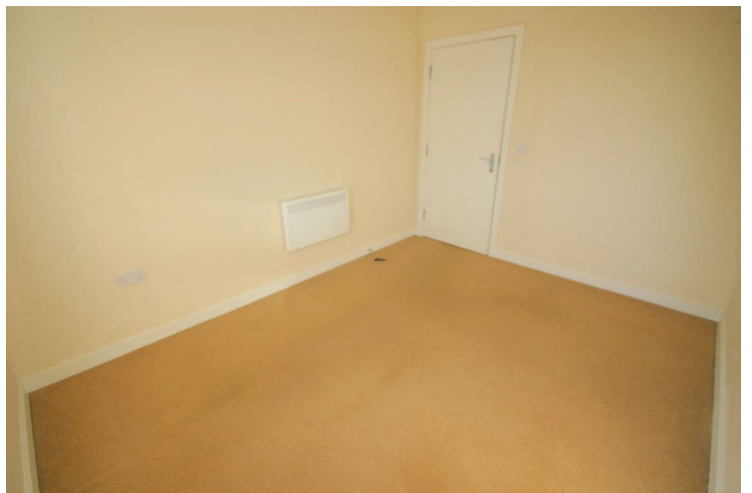


UPVC double glazed window to front, electric panel heater, fitted carpet, power point(s).

View of En suite Shower



View of Bedroom 2



Family Bathroom



Three piece suite comprising panelled bath with hand shower attachment over, pedestal wash hand basin and WC, ceramic tiling to two walls, extractor fan, vinyl flooring.

View of Family Bathroom



Outside

View of Balcony



Communal Gardens



Communal gardens - well presented.

Secure Undercover Parking



Secure under apartment block parking area, access via electric gates.

Leasehold Information

Lease Term: 99 Years approximately

Maintenance: £125 per MONTH = £1500 per year approximately

Ground rent: £125 per year approximately

The above information has been supplied to us by the vendor and we recommend that the full terms of the lease should be qualified by the purchasers solicitors prior to exchange of contract.

MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

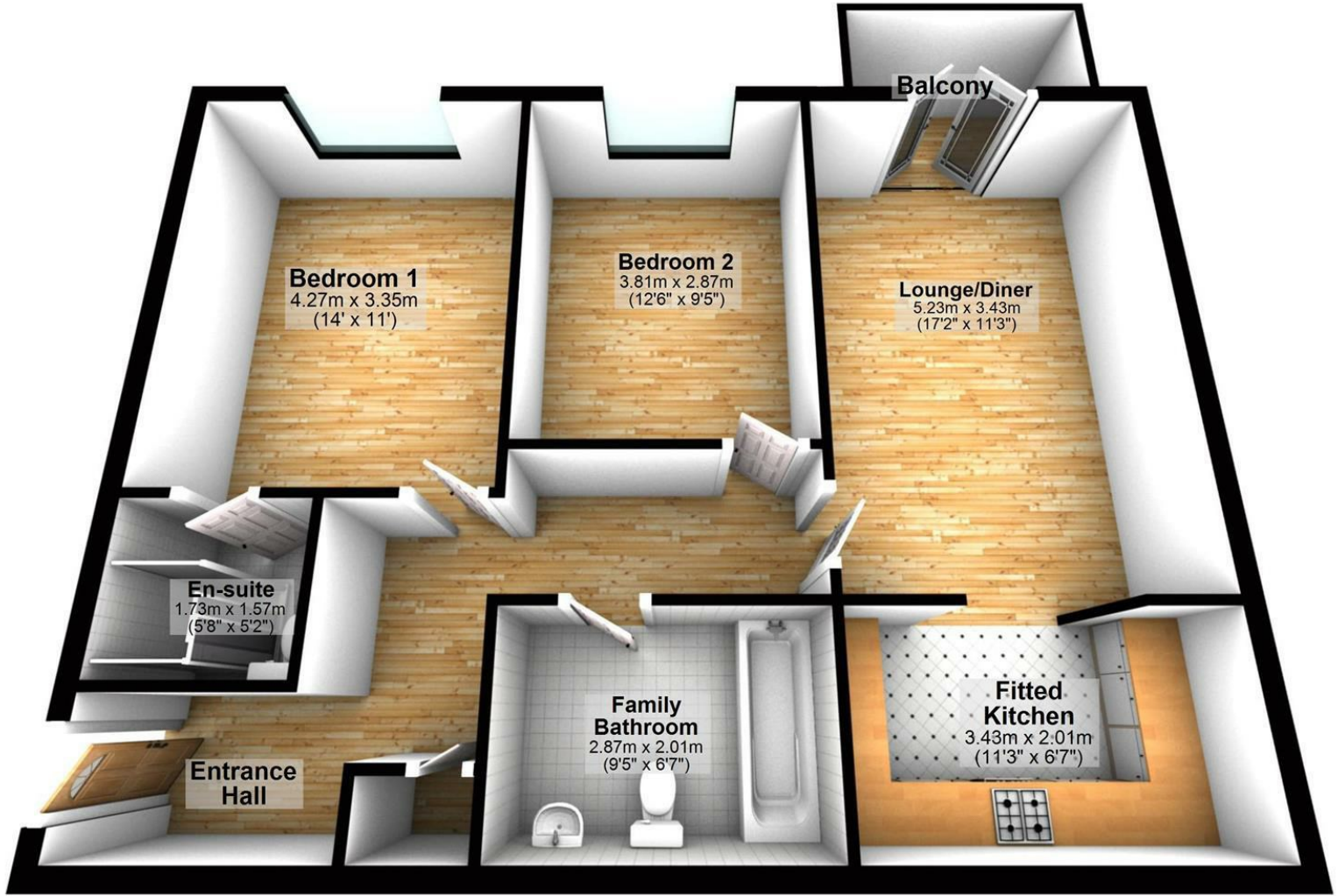
1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general

outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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