



**DG**  
Property  
Consultants  
Estd. 2000



**Brook Street, Luton, Bedfordshire LU3 1DZ**  
**Asking Price £174,995**

A good size 2 bedroom 2nd floor apartment, located close to Luton Town centre. Ideal for a commuter with Thames Link rail connections into London, also with in easy reach of M1 junction 10.

Accommodation comprises: Entrance hall, combined lounge/dining room, kitchen, 2 good size bedrooms, family bathroom. Outside, communal areas, parking for 1 vehicle.

This property is suitable for a first time buyer or investment purchaser.

Call Team DG on 01582580500 to arrange your viewing



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## Accommodation

### Entrance Hall

Entrance door, fitted carpet, power point(s), doors to both bedrooms, bathroom and living room.

Built in storage cupboard.

### Lounge/Dining Room

16'6" x 11'6" (5.04m x 3.50m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s), door to kitchen.

### View of Lounge/Dining Room



### Fitted Kitchen

7'6" x 8'6" (2.29m x 2.58m)



Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing and space for a automatic washing machine, space for fridge/freezer, space for a cooker, gas point for cooker, ceramic tiled flooring, wall mounted gas boiler serving heating system and domestic hot water, UPVC double glazed window to rear.

### View of Kitchen



### Bedroom 1

14'2" x 9'7" (4.31m x 2.91m)



UPVC double glazed window to front, single radiator, fitted carpet, power point(s)

#### View of Bedroom 1



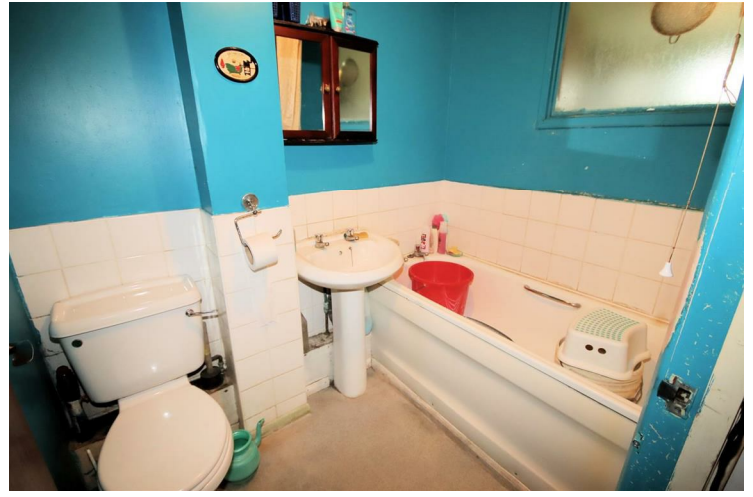
### Bedroom 2

11'1" x 7'0" (3.37m x 2.13m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s).

### Family Bathroom



Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, vinyl flooring.

#### Outside

Communal gardens

#### Off Road Parking

Communal parking area with space for 1 vehicle.

#### View Over Moor Park



View from apartment over Moor Park.

#### Council Tax Band

Council Tax Band : A

Charge Per Year : £1473.34

#### Leasehold Information

Lease Term: 95 Years remaining approximately

Maintenance: £70 per month £840 per annum approximately

Ground rent: £10 per Annum 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 be interested in this property all negotiations

should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

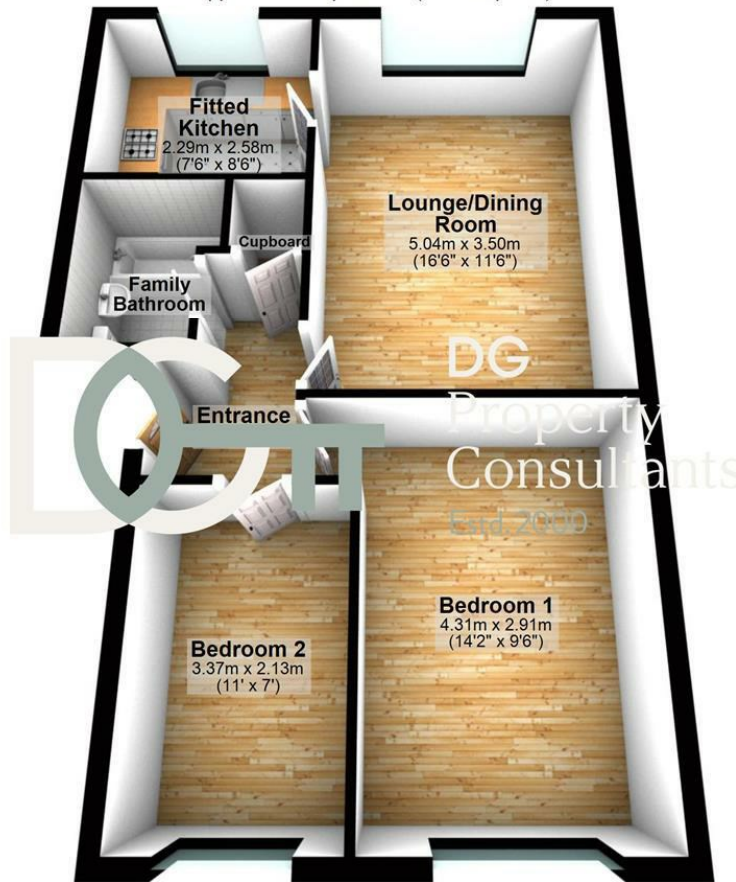
1. Cash purchase: Proof of funds.

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

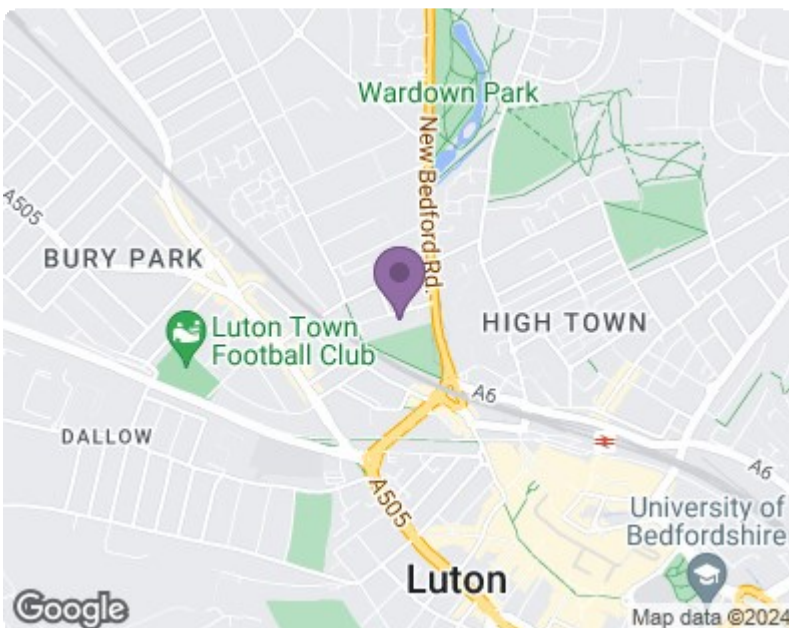
MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All 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

Approx. 53.2 sq. metres (572.7 sq. feet)



Total area: approx. 53.2 sq. metres (572.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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