



Connells

Earls Court Mulberry Close
LUTON



Property Description

A Well Maintained One Bedroom Top Floor Apartment Situated Close to Transport Links and Amenities. This Ideal First Time Buyers or Investment Opportunity Benefits From a Security Entry Phone, Lounge/Kitchen, Bedroom, Bathroom, Underfloor Heating Throughout and Allocated Parking.

Entrance Hall

Front door. Loft hatch.

Lounge/kitchen

18' max x 9' 3" max (5.49m max x 2.82m max)

Double glazed window to front. Juliet balcony. Radiator. TV point. Storage cupboard. Stainless steel sink unit with mixer taps and drainer. Range of wall and base units with work surfaces. Electric oven and hob with cooker hood. Plumbing. Integrated fridge/freezer and washing machine.

Bedroom 1

10' 3" x 8' 5" (3.12m x 2.57m)

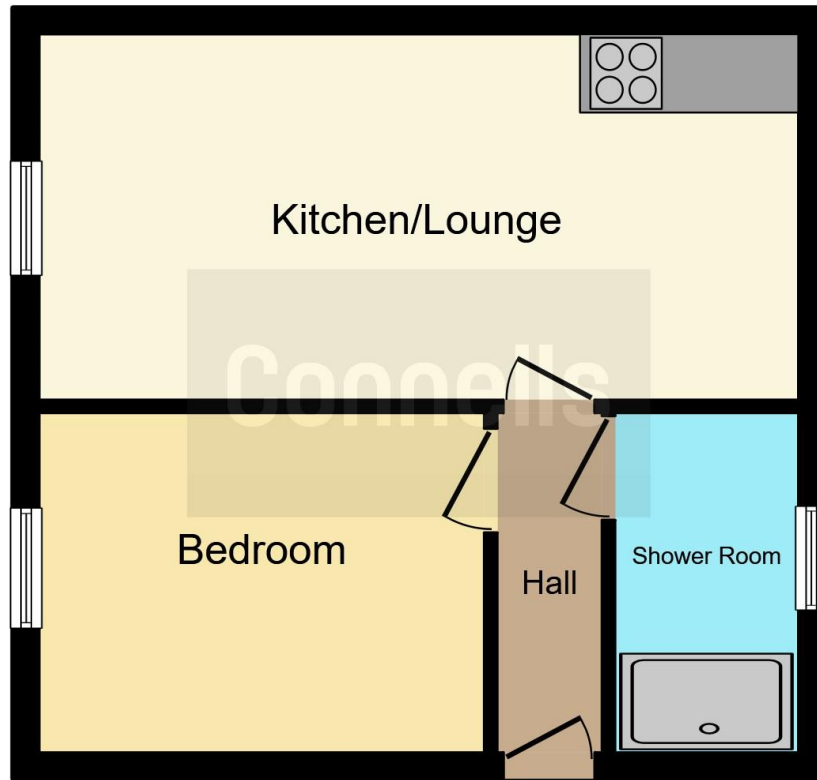
Double glazed window to front. Radiator.

Bathroom

Extractor fan. Low level WC with wash hand basin in vanity. Heated towel radiator. Shower in cupboard.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

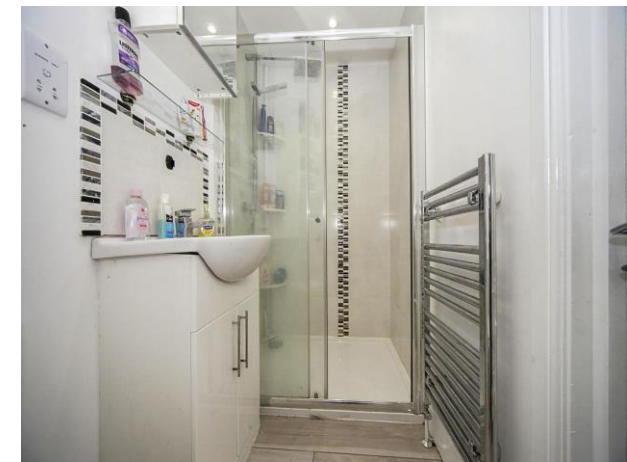
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EPC Rating: B

view this property online connells.co.uk/Property/LUT314399

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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