

for sale

offers in excess of **£115,000** Leasehold



## Cardigan Gardens Cardigan Street Luton LU1 1RR

\*\*\*Ideal Purchase for Investors\*\*\*

This Upper Floor Studio Apartment located in the heart of Luton town centre. In brief the property comprises: Open Living/ Bedroom Area. Separate Kitchen and Shower Room. This Property is offered with no onward Chain.

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# Property Details

## Communal Entrance

Access via Stairs to Rear.

## Lounge/bedroom 19' 8" x 11' 2" ( 5.99m x 3.40m )

Double Glazed Window to Front. Storage Heater. Storage Cupboard.

## Kitchen 6' 2" x 5' 7" ( 1.88m x 1.70m )

Double Glazed Window to Rear. Stainless Steel Sink Unit With Mixer Taps and Drainer. Wall and Base Units. Work Surfaces. Plumbing. Electric Oven and Hob. Cooker Hood.

## Bathroom

Double Glazed Window to Rear. Shower Cubicle. Wash Hand Basin. Low Level WC.

## Rear

Allocated Parking

## Communal Entrance

Access via Stairs to Rear.



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

**Tenure:** Leasehold

**EPC Rating:** E

Property Ref: LUT315201 - 0009

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for those who are not leasehold buyers.

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.

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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