







### Property Description

A Well Presented One Bedroom Ground Floor Flat Situated in the Popular Old Bedford Road Area of Luton. This Chain Free Property Benefits From A Lounge, Kitchen, Bedroom, Shower Room and Allocated Parking.

### Entrance Hall

Secured entry. Storage heater. Airing cupboard.

### Kitchen / Living Area

14' 6" x 18' ( 4.42m x 5.49m )

### Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Extractor fan. Plumbing for appliances. Space for fridge freezer.

### Living Room

Double glazed window to rear. Storage heater. TV and telephone point.

### Bedroom One

9' 9" x 11' 2" ( 2.97m x 3.40m )

Double glazed window to rear. Storage heater. Built in wardrobes. TV and Telephone point.

### Bathroom

Bath with mixer taps. Shower. Low level WC. Wash hand basin. Heater. Extractor fan. Partly tiled.

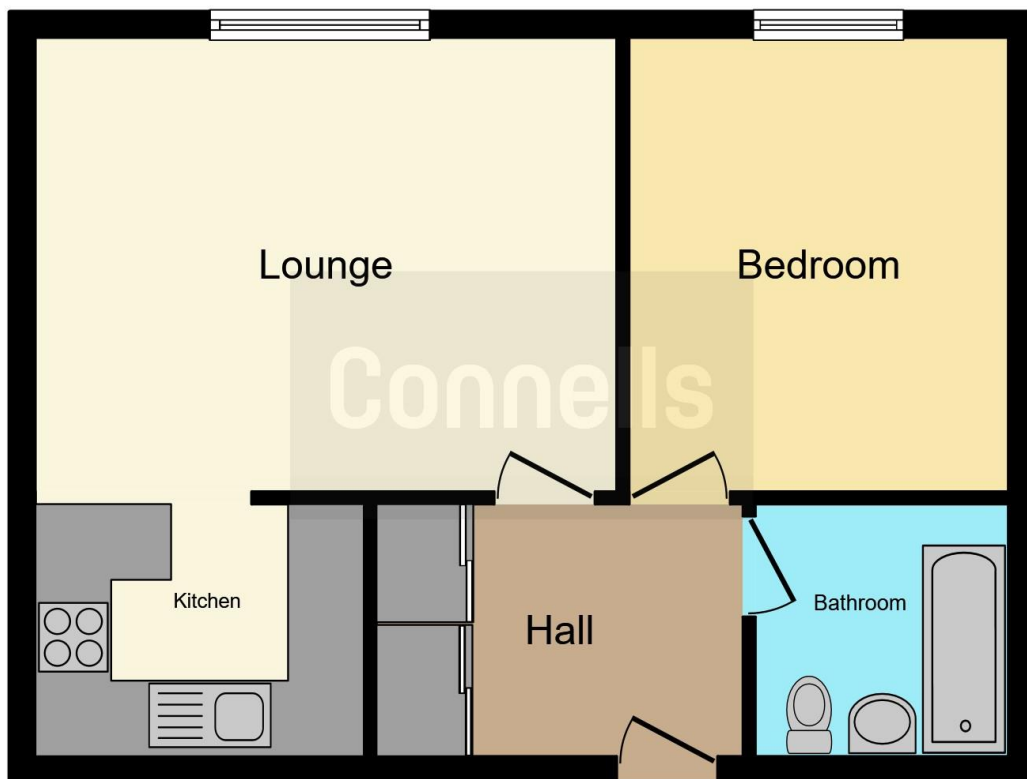
### Outside

### Communal Gardens

### Parking

Secured Parking. Code Access. Allocated spaces.





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/LUT315115](https://www.connells.co.uk/Property/LUT315115)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1991. 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.

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