



**Connells**

Felt House Laporte Way  
Luton



### Property Description

**\*\*CHAIN FREE\*\***

A One Bedroom First Floor Apartment Situated in the Kingsway Area. Located Close to Town Centre, This Property is Ideal for a First Time Buyers or Buy To Let Investors.

The Apartment benefits from its Open Plan Lounge/Fitted Kitchenette, Double Bedroom, Fitted Shower Room & Parking

### Entrance

Door to front. Open Plan into Lounge / Kitchen area

### Lounge/ Kitchen

22' 4" x 9' 4" ( 6.81m x 2.84m )

Lounge: Double glazed window to front. Electric heater. Spot lights. Telephone and TV point. Wooden flooring. Storage cupboard with washing machine.

Kitchen Area: Fitted with wall and base units. Stainless steel sink drainer unit with mixer taps. Work surfaces. Electric hob with cooker hood. Integrated oven and fridge/freezer. Plumbing and space for dish washer.

### Bedroom One

10' x 9' 1" ( 3.05m x 2.77m )

Fitted wardrobes. Electric heater. Double glazed window to front.

### Shower Room

Fitted with Low level WC. Wash hand basin. Double shower. Heated towel rail, Extractor fan. Fully tiled.







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

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT315476](https://www.connells.co.uk/Property/LUT315476)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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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