



Connells

Duke Residence Duke Street
Luton



Property Description

Situating a short walk to Luton Mainline Station the property offers easy access to Luton Town Centre and the M1 junction 10*

Located within a popular development is this well presented one bedroom flat situated a short walk to Luton Mainline Station. The accommodation comprises of an entrance hall, lounge, kitchen, bedroom and a bathroom. The property is approximately 8 years old with a long lease of 117 years.

Entrance Hall

Door to front

Open Plan Living Area

19' 6" x 20' 7" (5.94m x 6.27m)

Lounge

Secure entry phone. Double glazed windows to rear. TV & Telephone point. Radiator.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Electric Oven & Hob. Cooker hood. Integrated appliances. Partly tiled. Radiator. Double glazed window to side.

Bedroom One

13' 5" x 12' 3" (4.09m x 3.73m)

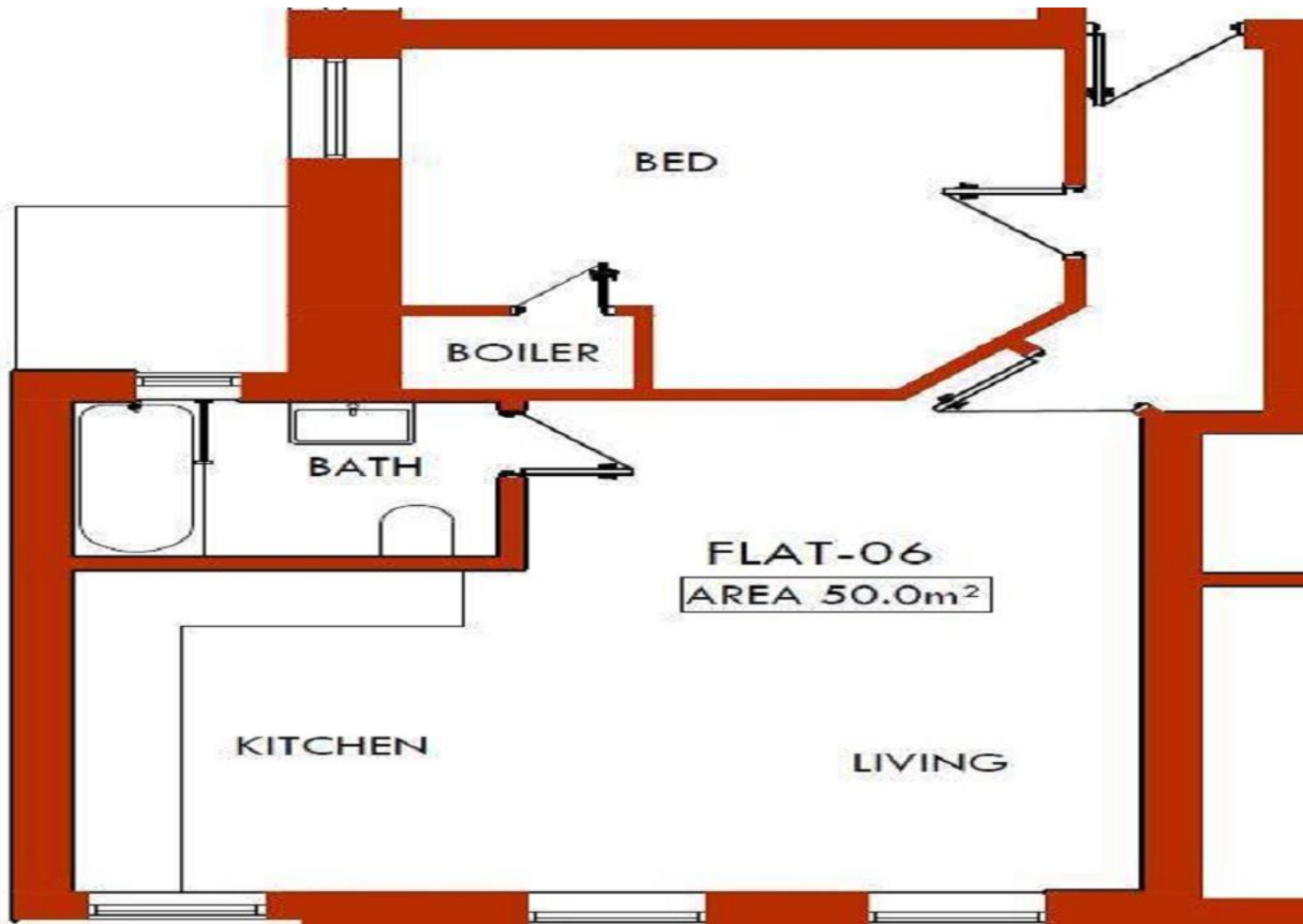
Double glazed windows to side. TV point. Radiator.

Bathroom

Fitted with Bath with mixer taps. Shower attachment. Vanity unit. Low level WC. Extractor fan. Fully tiled. Double glazed window to side.







To view this property please contact Connells on

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LUTON LU1 2AT

EPC Rating: D

view this property online connells.co.uk/Property/LUT315646

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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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