



Connells

Armstrong Road
Luton



Property Description

*****OFFERED WITH NO UPPER CHAIN*****
STUNNING DEVELOPMENT*******

Located in the popular REDROW development is this WELL PRESENTED TWO bedroom apartment

The property is a stones, throw to Luton park way train station and Luton airport is within close proximity. In brief the apartment comprises of a communal entrance with secure intercom, an entrance hall, spacious open plan living and kitchen area. Two double bedrooms with an en-suite leading off bedroom one and bathroom. Externally there is a brick build bin storage unit and parking.

Armstrong Road is located of Kimpton Road which is on the new development in South Luton. Many local shops and amenities are located within walking distance including Luton Town Centre and both stations. Gypsy Lane is also within a short walk which has an array of shops. J10 of the M1 is also within easy reach. An ideal first time purchase or buy to let investment. Great Bus links also provide you with easy access to Dunstable and the Airport.

CALL NOW TO VIEW

Entrance Hall

Open Plan Lounge/Kitchen

17' 1" narrowing to x 17' 3" (5.21m narrowing to x 5.26m)

A range of base and eye level units, sink and drainer, work surfaces, hob, oven, cooker hood, intergated appliances. Double glazed window to rear aspect. Flooring.

Bedroom One

13' 1" narrowing to x 11' 6" (3.99m narrowing to x 3.51m)

Double glazed window to front aspect. wall mounted rad. carpet to floor.

En-Suite

Shower cubicle, Low level flush WC. Wash hand basin, heated towel rail, tiling and flooring.

Bedroom Two

11' 3" narrowing to x 8' 6" (3.43m narrowing to x 2.59m)

Double glazed window to front aspect. wall mounted rad. carpet to floor.

Bathroom

Double glazed window to front aspect. panelled bath with mixer taps and showe attachment. Shower screen. Wash hand basin. Low level flush WC heated towel Rail. Tailing and flooring.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/LUT316015

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2017. 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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