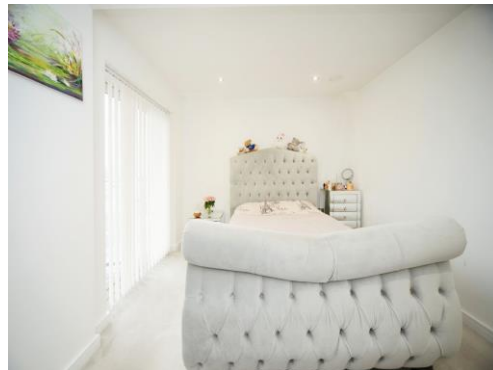




**Connells**

Olivia House Oxford Road  
Luton



### Property Description

\*\*\*\*\*CENTRAL LOCATION\*\*\*\*\*STUNNING APARTMENT\*\*\*\*\*

Located a short distance to Luton town centre and Luton mainline station is this IMMACULATE one bedroom apartment.

The area is very popular with first time buyers as all amenities are within close proximity included Luton airport.

In brief this stunning apartment comprises of an communal entrance, entrance hall with ample storage, open plan lounge and kitchen area with integrated appliances. The lounge also benefits from a balcony too. Bedroom one is light and airy with access to the balcony. The bathroom is nice and modern with a panelled bath low level WC and wash hand basin.

CALL US TODAY!!

### Entrance Hall

Door to front. Storage cupboard.

### Open Plan Living

26' 1" x 10' 4" ( 7.95m x 3.15m )

### Lounge

Double glazed patio doors to rear. Balcony to side. TV and Telephone point. Spot light. Laminate flooring

### Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Integrated appliances. Partly tiled. Spot lights. Double glazed window to rear.

### Bedroom One

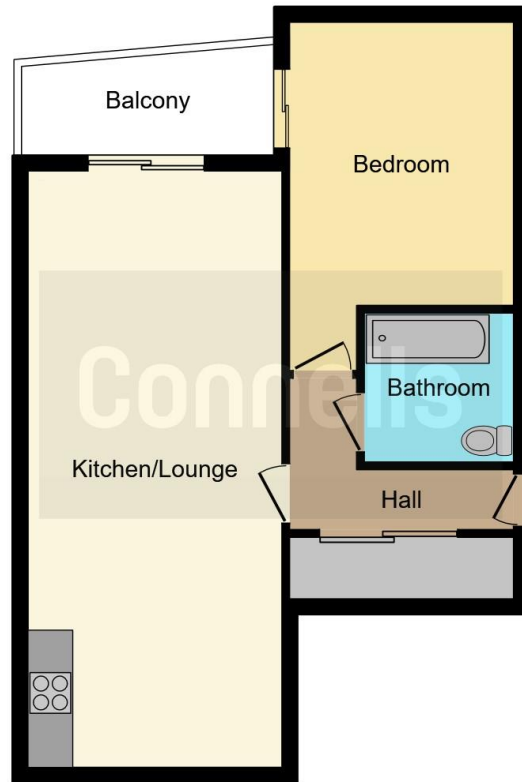
15' x 10' 3" ( 4.57m x 3.12m )

Double glazed window to rear. Access to balcony. Heater. Spot lights

### Bathroom

Fitted with low level wc. Vanity unit. Bath with mixer taps and shower attachment. Shaver point. Heated towel rail.





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](http://www.focalagent.com)



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**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUT316073](http://connells.co.uk/Property/LUT316073)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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