



Connells

Swanston Grange
Luton



Property Description

A First Floor Studio Apartment Situated Close to the Luton and Dunstable Hospital and All Transport Links. This Chain Free Property is Ideal for Investors and Benefits From Newly fitted Kitchen & Bathroom, Lounge/Bedroom and an Allocated Parking Space.

Entrance Hall

Secure Entry. Storage cupboard.

Lounge

13' 8" x 14' 9" (4.17m x 4.50m)

Double glazed window to rear. Built in wardrobes. Heater.

Kitchen

4' 5" x 9' 6" (1.35m x 2.90m)

Newly fitted wall and base units and work surfaces. Stainless steel sink drainer. Electric oven. Gas hob. Extractor fan. Plumbing and space for appliances.

Bathroom

Newly fitted three piece suite comprising; low level wc. Vanity unit. Bath with mixer taps. Partly tiled. Hot water heater.

Outside

Parking

Allocated parking.





Awaiting Photograph

To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: D

view this property online connells.co.uk/Property/LUT316080

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1986. 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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