



Connells

Hamilton Court Collingdon Street
Luton



Property Description

**** BUILT IN 2017 **** GREAT FIRST TIME OR INVESTMENT PROPERTY ****CENTRAL LOCATION***

Offered for sale with no upper chain is this ground floor ONE BEDROOM APARTMENT with its own entrance. The area is very popular with First time buyers and investors as LUTON town centre and Luton mainline station is just stone's throw away. In brief the apartment comprises of a open plan lounge/kitchen, fitted bathroom and double bedroom with French doors leading to the courtyard.

To front there is space for parking but will require a permit which can be obtained through the council.

CALL NOW TO VIEW!!!

Entrance

Door to front. Access into open plan living area

Open Plan Living Area Lounge

14' x 14' (4.27m x 4.27m)

Double glazed window to front. Radiator.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Gas hob. Electric oven. Cooker hood. Partly tiled. Double glazed window to front.

Bedroom One

11' 7" x 8' 1" (3.53m x 2.46m)

Double glazed window and french doors to rear. Radiator. Carpet.

Bathroom

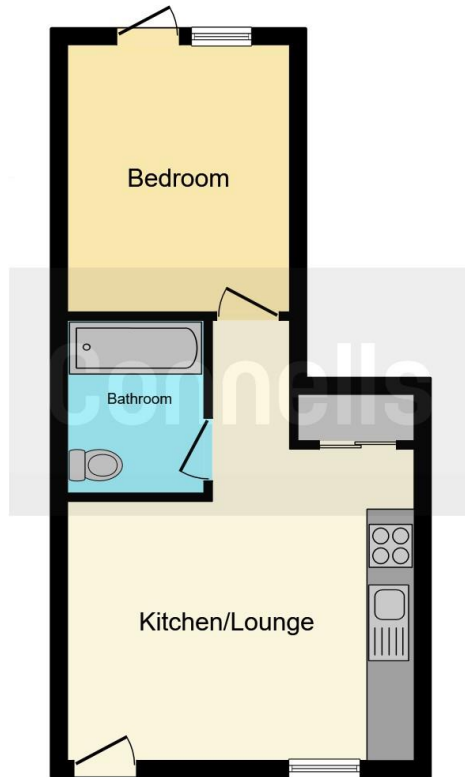
Fitted with low level wc. Wash hand basin. Paneled bath. Extractor fan. Partly tiled.

Outside

Courtyard

Paved patio area.





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: C

[view this property online connells.co.uk/Property/LUT316097](http://www.connells.co.uk/Property/LUT316097)

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