



Connells

The Shires
Luton



Property Description

****POPULAR LOCATION***CHAIN FREE****
CALL NOW TO VIEW!!!

Perfect for Investors or First Time Buyers!

A two bedroom first floor apartment situated in The Shires, Old Bedford Road.

The property briefly comprises:- Entrance hall, lounge, fitted kitchen, fitted bathroom and two bedrooms.

Conveniently located close to all amenities, and within walking distance to the town centre and main train station.

Entrance

Entrance Hall

Door to front. Storage cupboard. Secured Entry Phone.

Lounge

12' 4" x 18' 1" (3.76m x 5.51m)

Double glazed window to rear. Electric heater. TV point. Wall lights.

Kitchen

8' 6" x 7' 4" (2.59m x 2.24m)

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Storage cupboard. Double glazed window to rear.

Bedroom One

11' 7" x 16' 4" (3.53m x 4.98m)

Double glazed window to front. Storage heater. Built in wardrobes.

Bedroom Two

8' x 9' 3" (2.44m x 2.82m)

Double glazed window to side. Built in wardrobes.

Bathroom

Fitted with low level wc. Wash hand basin.

Bath with mixer taps and shower attachment. Extractor fan. Fully tiled. Heater.

Rear Garden

Communal Gardens

Parking

Communal Parking





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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: B

Service Charge: 816.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316113

This is a Leasehold property with details as follows; Term of Lease 224 years from 29 Sep 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT316113 - 0007

