



**Connells**

Broad Mead  
Luton



### Property Description

This One Bedroom First Floor Maisonette Situated In A Poplaur Location In The Meads Area Very Close Proximity To Leagrave Train Station. This Property Benefits Of Entrance Porch, Lounge, Kitchen, Bedroom and Bathroom. Externely the property has its own parking space. centre, Good transport links and shopping facilities it is an ideal purchase for first time buyers and investors.

### Lounge

Double glazed window to front. Radiator. Fitted carpet.

### Kitchen

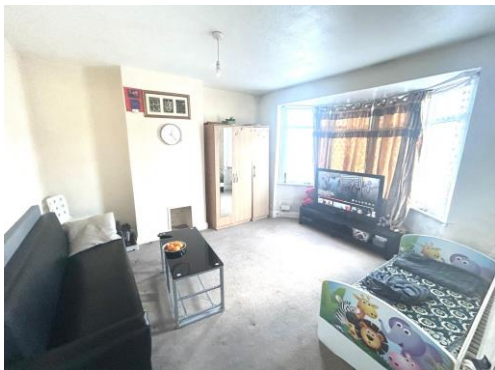
Fitted with wall and base units. Sink drainer. Work surfaces. Gas hob. Electric cooker. Extractor fan. Tiled flooring.

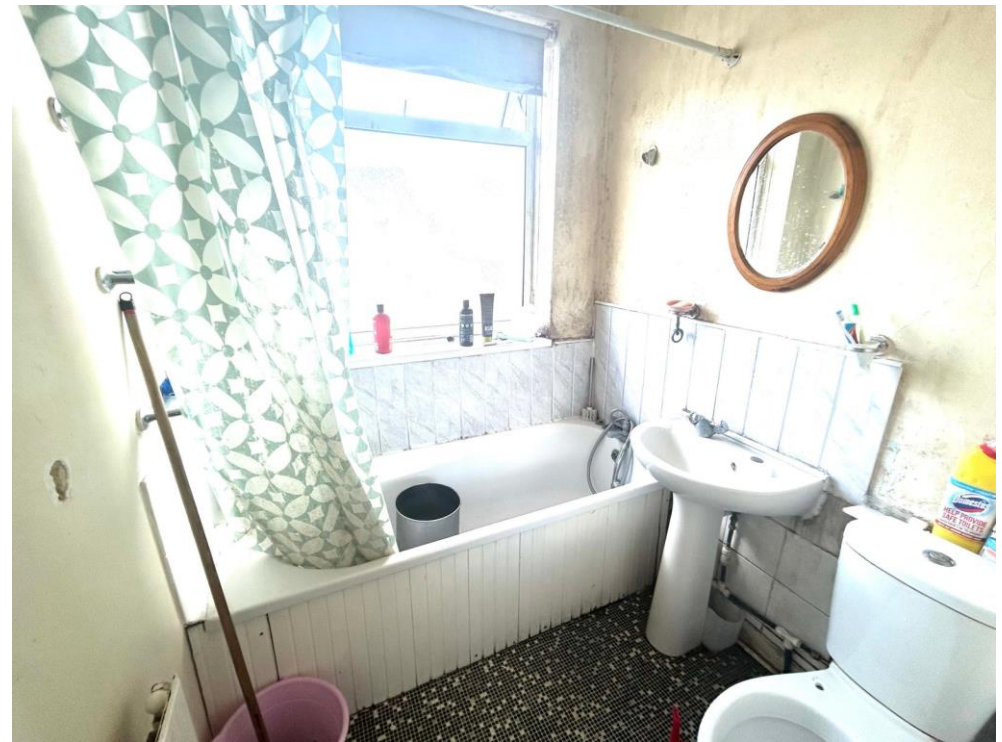
### Bedroom One

Double glazed window to rear. Radiator, Fitted carpet.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath. Radiator. Tiled flooring.





To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT316133](https://connells.co.uk/Property/LUT316133)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Sep 1987. 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.

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