



**Connells**

Starling Court Union Street  
Luton



### Property Description

\*\*\*\*CENTRAL LOCATION\*\*\*\* TWO  
BEDROOMS \*\*\*\*\*ENSUITE\*\*\*\*\*

Located within a popular development is this ground floor two-bedroom apartment with is light and airy.

The area is very popular as there are local amenities within walking distance and Luton mainline station is with close proximity.

In brief the property comprises of a communal entrance, entrance hall, open plan lounge and kitchen, two double bedrooms with an ensuite leading off bedroom one and bathroom. Externally there is gated parking to the rear.

CALL NOW TO VIEW!!!

### Entrance

Door to front

### Entrance Hall

### Kitchen / Lounge

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Integrated appliances. Spotlights. Double glazed window to rear.

### Bedroom One

Double glazed window to rear. Radiator. Door to En suite

### En Suite

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Partly tiled.

### Bedroom Two

Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Extractor fan. Heated towel rail. Storage cupboard. Partly tiled.

### Outside

### Communal Garden

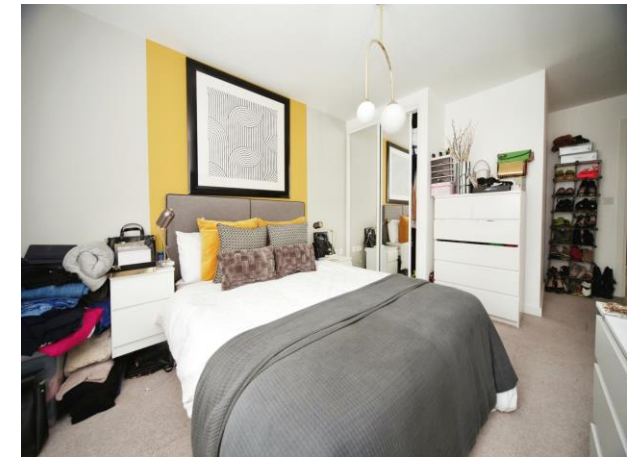
### Communal Parking

Allocated parking bay





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)



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: B**

**view this property online [connells.co.uk/Property/LUT316314](http://connells.co.uk/Property/LUT316314)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Dec 2018. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUT316314 - 0003