



Connells

Vista House New Bedford Road
Luton



Property Description

****Are you looking for a property in a central location? Look no further!!!

Right in the heart of the town centre, and only a short stroll to the train station, this one bedroom apartment will make a fantastic first time purchase or buy to let investment. Accommodation briefly comprises an entrance hall, lounge/ kitchen, one bedroom and bathroom.

Call today to view

Entrance

Door to front

Open Plan Living

Kitchen:

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Cooker hood. Partly tiled.

Lounge:

Double glazed Juliet balcony to rear. Storage heater.

Bedroom One

Double glazed window to rear. Storage heater. Laminate flooring.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Fully tiled.

Agents Note

It is our understanding that the property as a whole is currently held under a Freehold title. To enable to the sale of the flat the vendor has advised that a Draft lease will be created which would be finalised on completion in preparation for

submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and time frames associated with this process to ensure that it will meet your requirements.





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: C

view this property online connells.co.uk/Property/LUT316398

Tenure: Freehold



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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Property Ref: LUT316398 - 0005