



**Connells**

Bedford Gardens New Bedford Road  
Luton



## Property Description

A rarely available two bedroom apartment located in a secluded development close to the Town Centre and train station. The property briefly comprises :- Entrance hall, lounge, fitted kitchen, two bedrooms, bathroom, off road parking and situated on a picturesque development of mature gardens and lined with trees and shrubs.

### Entrance Hall

Door to front. Storage cupboards.

### Lounge

16' 5" x 12' 4" ( 5.00m x 3.76m )

Double glazed window to rear. Double glazed door to side. Storage heater. Access to balcony.

### Kitchen

10' 6" x 6' 5" ( 3.20m x 1.96m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric hob and oven. Cooker hood. Plumbing and space for appliances. Access to rear garden.

### Bedroom One

14' 5" x 9' 9" ( 4.39m x 2.97m )

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

### Bedroom Two

11' 2" x 9' ( 3.40m x 2.74m )

Double glazed window to front. Storage

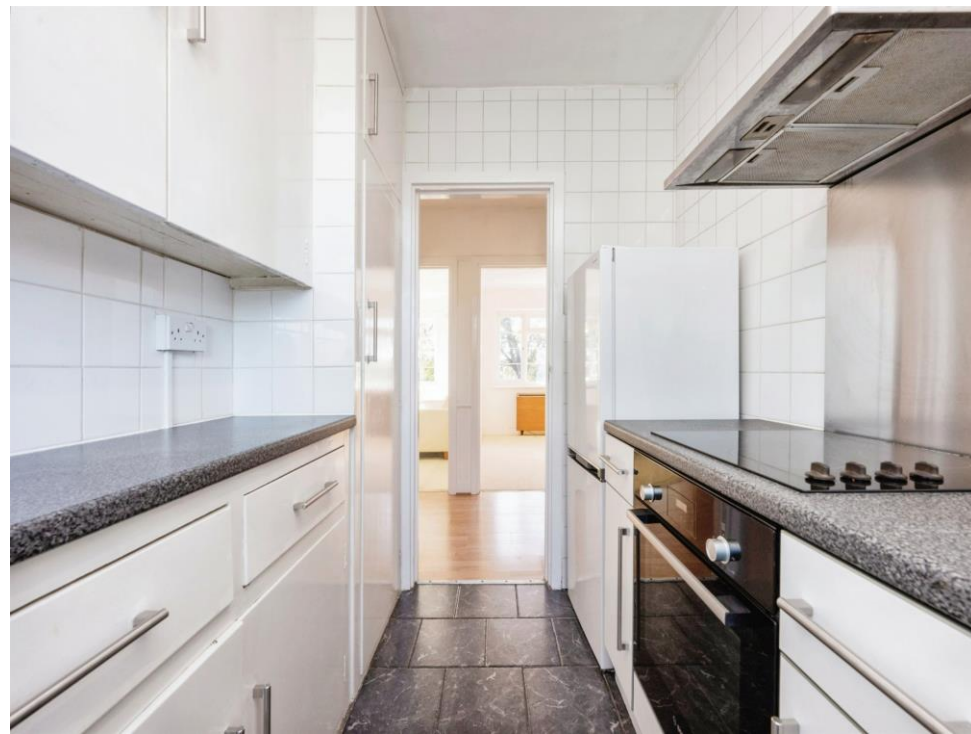
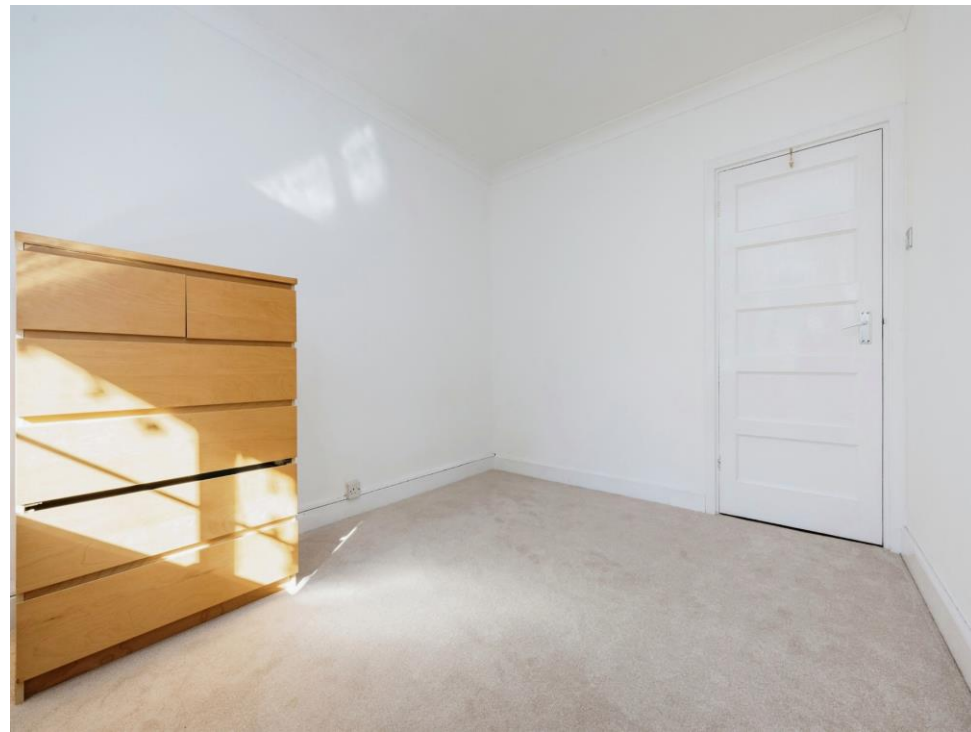
heater.

### Bathroom

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

### Outside









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

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT316325](http://connells.co.uk/Property/LUT316325)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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