



**Connells**

The Academy Holly Street  
Luton





### Property Description

Connells LUTON are pleased to be selling this TWO bedroom TWO bathroom apartment located within walking distance to Luton train station and University of Bedfordshire, making this property ideal for young professionals or Buy to Let investors.

In brief this property comprises; Entrance hall, Open Plan Lounge/ Kitchen area, En suite to master bedroom, bathroom AND secure underground parking.

Viewings Available by Appointment!

### Entrance Hall

Door to front. Secure Entry. Heater. Airing cupboard. Large storage cupboard.

### Open Plan Kitchen / Lounge

22' 5" x 11' 2" ( 6.83m x 3.40m )

### Lounge

Double glazed door to balcony. Heater. TV / Telephone point.

### Kitchen

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

### Bedroom One

14' 5" x 11' 2" ( 4.39m x 3.40m )

Double glazed window to front. Heater. Access to en suite.

### En Suite

Fitted with low level wc, Wash hand basin. Shower cubicle. Radiator. Extractor fan.

### Bedroom Two

11' x 9' 1" ( 3.35m x 2.77m )

Double glazed window to front. Heater.

### Family Bathroom

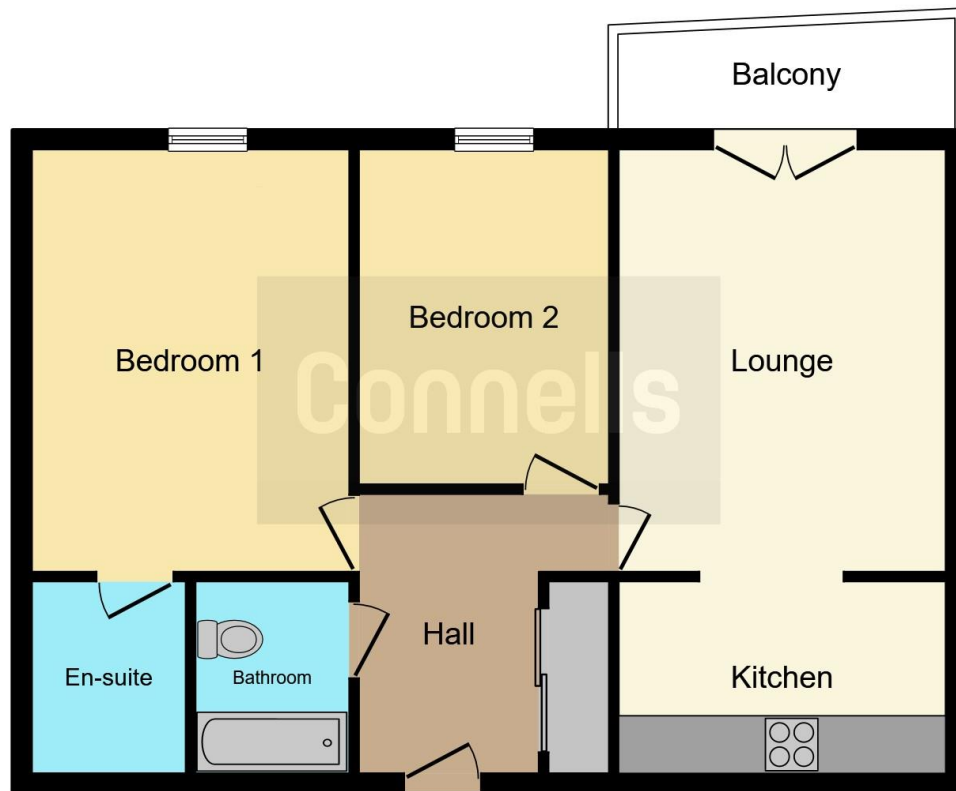
Fitted with low level wc. Wash hand basin. Bath with mixer taps. Extractor fan. Radiator. Partly tiled.

### Outside

### Parking

Secure Parking	Underground	Allocated
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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

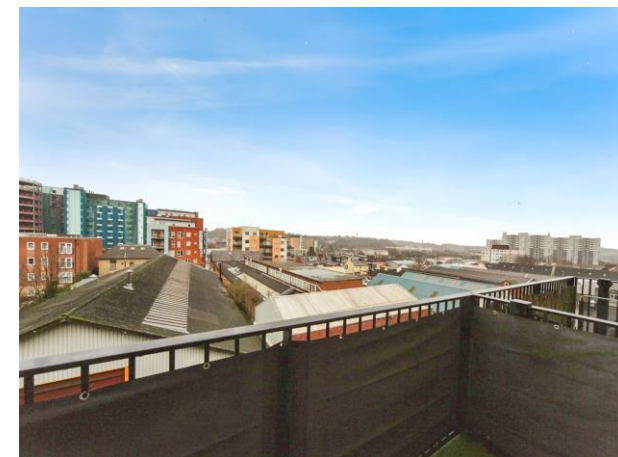
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83-83A George Street  
 LUTON LU1 2AT

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUT316749](https://www.connells.co.uk/Property/LUT316749)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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.

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