



Connells

Cardigan Mews
Luton



Property Description

Connells are pleased to offer for sale this first floor studio flat located close to the town centre. The accommodation comprises: lounge area, kitchen area, bedroom, bathroom and electric heating. Outside there is off road parking.

Lounge / Kitchen

18' 5" x 12' 1" (5.61m x 3.68m)

Double glazed window to front. Heater.

Kitchen

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

Bedroom One

12' x 11' 5" (3.66m x 3.48m)

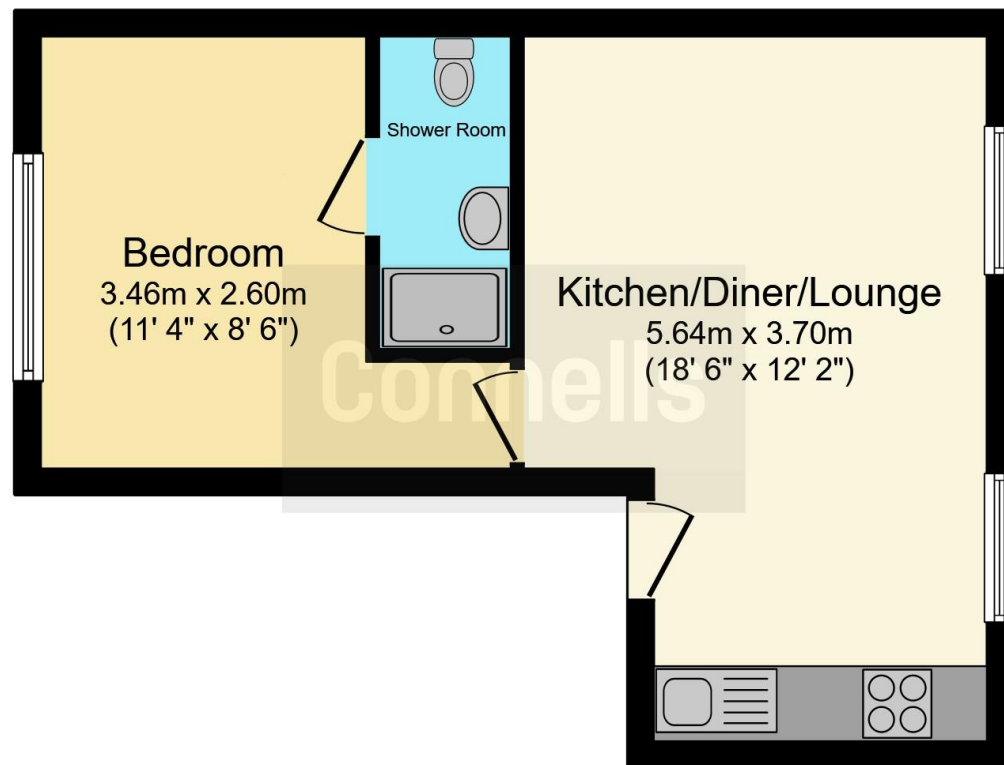
Double glazed window to rear. Heater.

Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan. Fully tiled.







Total floor area 31.9 m² (344 sq.ft.) approx

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

To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: A

Service Charge: 600.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT315581

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1984. 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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