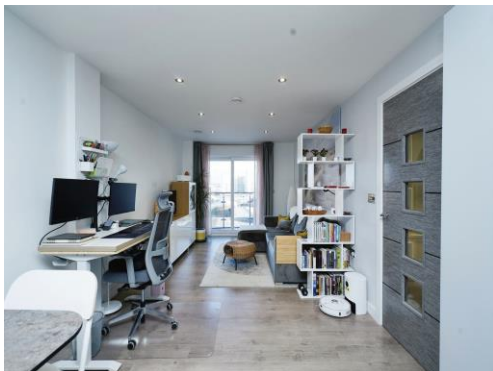




Connells

Olivia House Oxford Road
Luton



Property Description

Connells LUTON bring to market this NEWLY BUILT apartment situated on the third floor.

This property is WELL PRESENTED throughout and benefits from a open plan living space, BALCONY, Fitted kitchen including integrated appliances & Fitted three piece bathroom suite.

Located in the Town Centre this property is ideal for First Time Buyers or Investors.

Entrance Hall

Door to front. Secure Entry system. Sliding doors to utility cupboard.

Utility Cupboard

Plumbing and space for a washer dryer. Internal air system. Boiler. Electric meter. Shelving for storage.

Open Plan Living Area

28' x 10' 5" (8.53m x 3.17m)

Double glazed window to side. Door onto balcony. TV point. Storage heater.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Breakfast bar. Integrated appliances. Partly tiled. Double glazed window to side.

Bedroom One

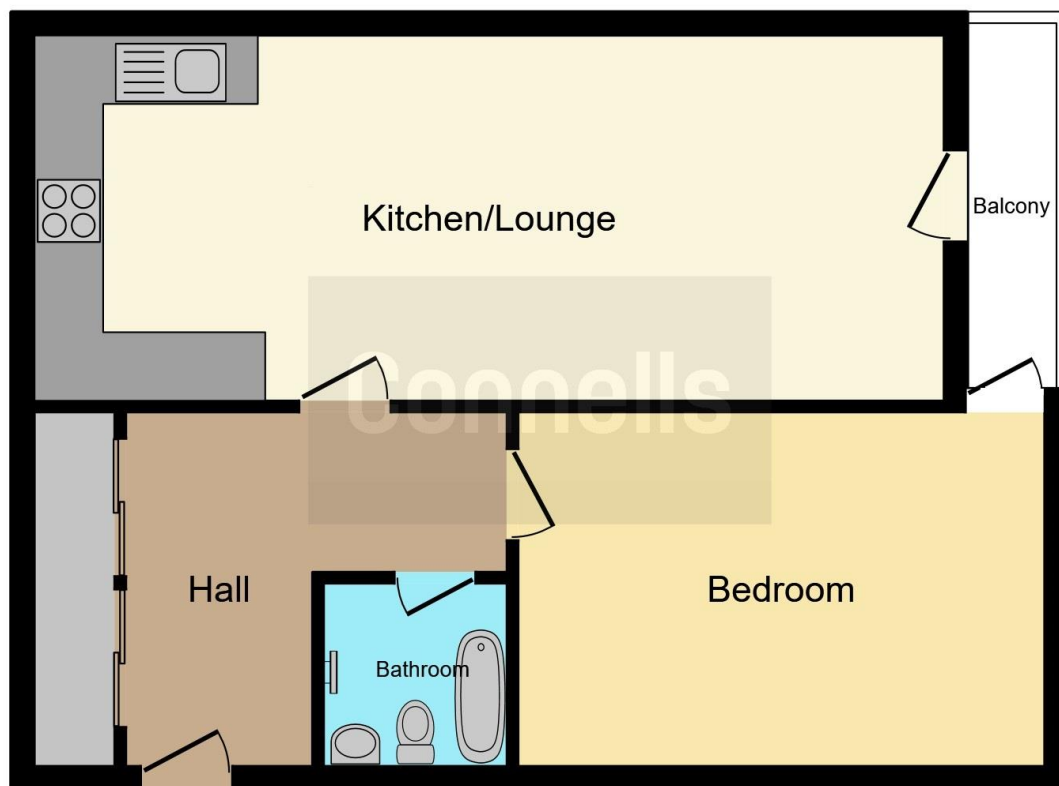
11' 1" x 15' 2" (3.38m x 4.62m)

Double glazed door to balcony.

Bathroom

Fitted with bath with mixer taps. Shower. Low level WC. Vanity unit. Shaver point. Radiator. Fully tiled.





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

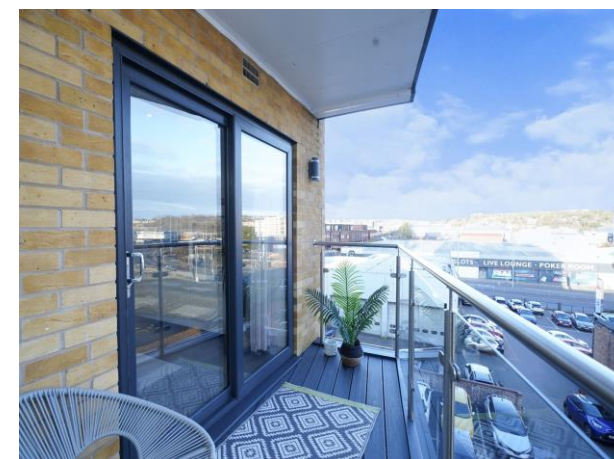
T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

view this property online [connells.co.uk/Property/LUT315610](https://www.connells.co.uk/Property/LUT315610)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT315610 - 0014