

for sale

**£100,000** Leasehold



**Stanley Street Luton LU1 5AL**

**\*\*CHAIN FREE\*\***

This Ground Floor Studio Apartment Is Ideal For First Time buyers and Investors Situated Close To The Town Centre and Walking Distance To The Train Station.

This Property Benefits From  
**Lounge/Bedroom Kitchen And Bathroom**

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# Property Details

## Entrance Hall

Double glazed door to front. Storage cupboard.

## Lounge 12' 2" x 15' 7" ( 3.71m x 4.75m )

Double glazed window to rear. Radiator. Electric heater.

## Kitchen 7' 5" x 7' 8" ( 2.26m x 2.34m )

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Boiler. Plumbing and space for appliances. Partly tiled. Double glazed window to front.

## Bathroom

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





To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

Property Ref: LUT316510 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 840.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Aug 2002. 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.

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