





Property Description

Connells LUTON are pleased to offer for sale this two bedroom split level top floor flat situated in the popular Old Bedford Road.

The property is located within approximately one and a half miles from the train station, town centre and Bedfordshire University. In brief the property comprises :- Entrance hall, Lounge, Kitchen, Two bedrooms, Bathroom & Communal gardens.

CALL NOW TO VIEW!

Entrance Hall

Door to front. Under stairs storage. Secure entry. Radiator.

Lounge

13' 5" x 12' 5" (4.09m x 3.78m)

Double glazed window to side. TV point. Radiator. Access to balcony.

Kitchen

10' 1" x 7' 1" (3.07m x 2.16m)

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

Bedroom One

13' 5" x 10' 6" (4.09m x 3.20m)

Double glazed window to front. Radiator.

Bedroom Two

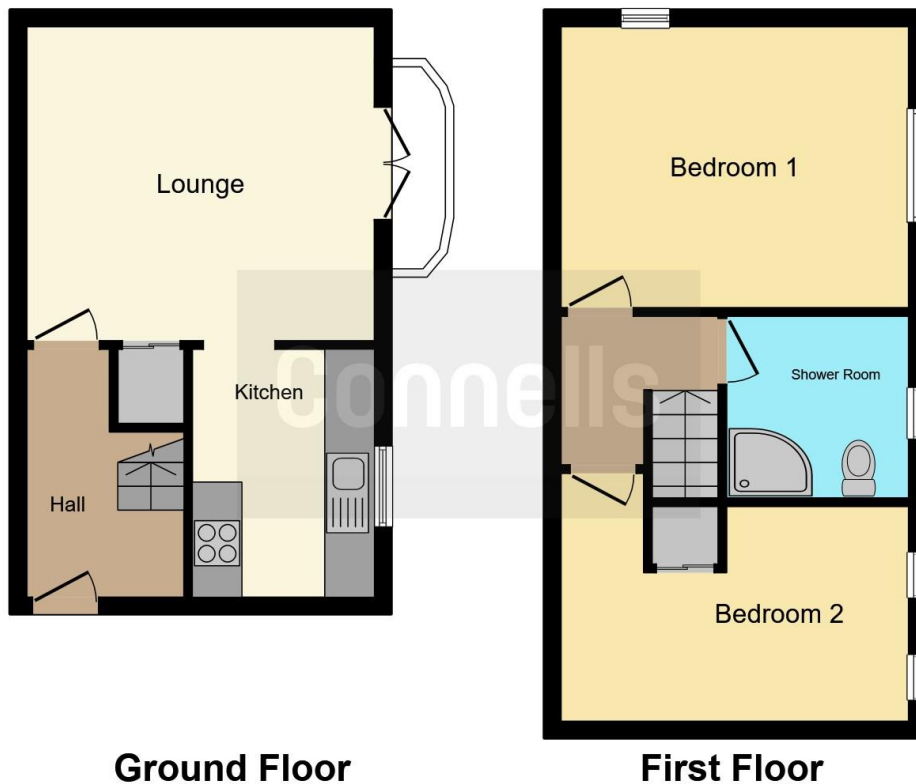
13' 6" x 8' 4" (4.11m x 2.54m)

Double glazed window to front. Radiator. Storage cupboard.

Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Fully tiled. Double glazed window to front.





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: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316671

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.



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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Property Ref: LUT316671 - 0008

