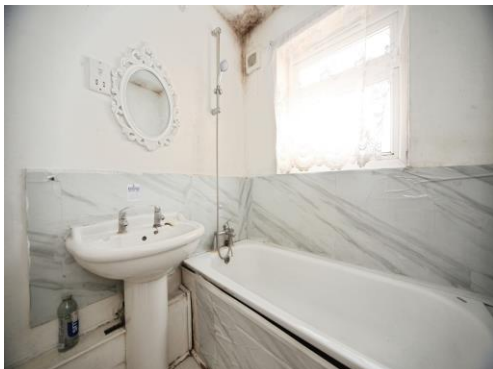




Connells

Cardigan Place Cardigan Street
Luton



Property Description

****Are you a first time buyer looking to get onto the property ladder? Are you seasoned investor looking to add to your growing portfolio? Look no further!!!

Offered with no upper chain is this ONE bedroom flat located in central LUTON. The area is very popular with first time buyers and investors as Luton town centre and Luton mainline station is within walking distance. In brief the property comprises of an communal entrance, entrance hall, open plan lounge/kitchen, bedroom and bathroom. Externally there is a communal court yard.

CALL NOW TO VIEW!!!

Entrance Hall

Door to front.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Extractor fan. Radiator. Double glazed window to front.

Bedroom One

Double glazed window to front. Radiator.

Kitchen / Lounge

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Electric oven. Gas hob. Cooker hood. Plumbing and space for appliances. Double glazed windows to rear. Radiator.





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: C

Council Tax
 Band: A

Service Charge:
 3000.00

Ground Rent:
 125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317165

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

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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