





Property Description

**** Are you a first time buyer looking to get onto the property ladder? Are you a seasoned investor looking to get on to the property ladder?****

Offered with no upper is this two-bedroom flat located in the SOUTH Luton area. The area is very popular with first time buyers and investors as the M1 motorway is a stone throw away and town centre is within close proximity. In brief the property comprises of an open plan lounge/kitchen area, two bedrooms and bathroom. Externally there is a communal courtyard.

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Entrance

Lounge

13' 7" x 11' 5" (4.14m x 3.48m)

Dining Room

11' 6" x 10' 4" (3.51m x 3.15m)

Kitchen

15' 1" x 9' 1" (4.60m x 2.77m)

Bedroom One

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom Two

11' 7" x 9' (3.53m x 2.74m)

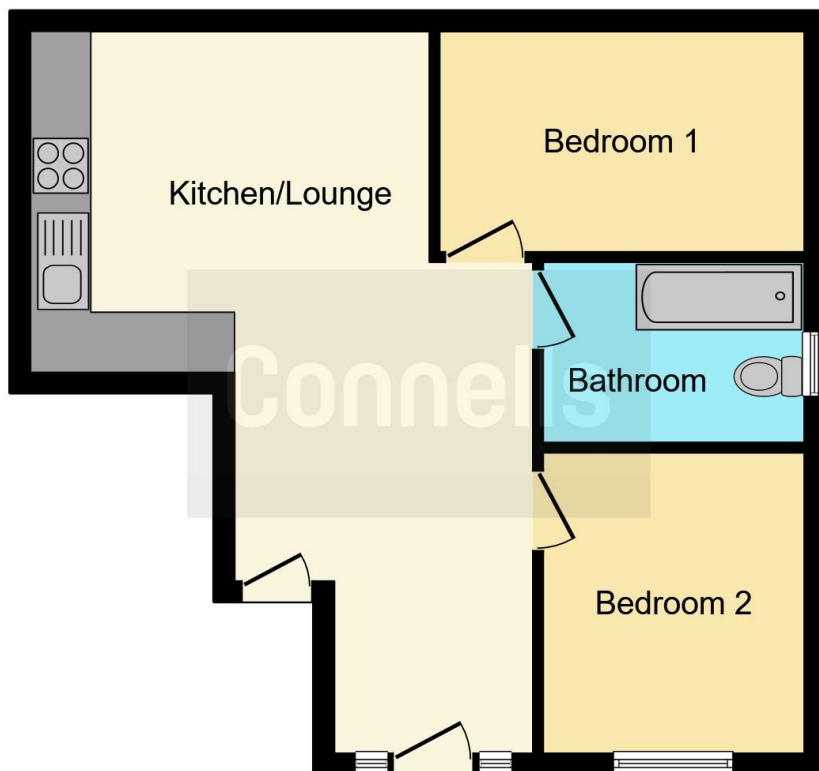
Bedroom Three

5' 6" x 7' 7" (1.68m x 2.31m)

Bathroom

Outside





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:
 2050.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316852

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 2010. 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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