



Connells

Castle Street
Luton



Property Description

***Looking for an investment in a central location? Want to be close to local amenities? Look no further!!! 107 years lease!!

Offered with no upper chain is this ground floor studio located in a central location .

The area is very popular with first time buyers and investors as Luton Town centre and Luton mainline station is with close proximity. In brief this studio comprises of an open plan lounge/bedroom area, separate kitchen and shower room.

CALL NOW TO VIEW!!

Entrance

Brick paved pathway to front entrance

Open Plan Living Area

14' 1" x 13' 2" (4.29m x 4.01m)

PVC Door to front. Laminate flooring. Storage heater. Double glazed window to front.

Kitchen

7' 9" x 6' 6" (2.36m x 1.98m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Plumbing and space for appliances. Laminate flooring. Double glazed window to rear.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Fitted with low level wc. Wash hand basin. Shower cubicle. Partly tiled. Double glazed window to rear.



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: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317209

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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