



Connells

Breton House Old Bedford Road
Luton

Breton House Old Bedford Road Luton LU2 7HJ

for sale
£250,000



Property Description

Connells Are Pleased To Be Selling This Spacious Two Bedroom Apartment Located In a Prime Area Situated Within Walking Distance To The Town Centre and Mainline Train Station.

This Apartment Has Been Kept In Good Condition And Is Only Two Years Old And Still Comes With An 8 Year New Build Warranty. This Apartment Has Great Transport Links Which Has Easy Access To M1 Junction 10. This Is An Great Opportunity Not To Be Missed And Would Be Ideal For First time Buyers or Someone Looking For Investment.

Entrance Hall

Door to front. Two storage cupboards. Security telephone/video intercom. Spotlights.

Lounge

24' 9" x 10' 4" (7.54m x 3.15m)

Double glazed patio doors to access the balcony. Radiator. Spotlights.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Combi boiler. Plumbing and space for appliances. Spotlights. Breakfast bar. Radiator. Two double glazed windows to rear.

Bedroom One

15' x 9' 3" (4.57m x 2.82m)

Double glazed window to side. Radiator. Spotlights.

Bedroom Two

15' x 7' 1" (4.57m x 2.16m)

Double glazed window to front. Radiator. Spotlights.

Bathroom

Fitted with low level wc. Vanity unit. Bath with mixer taps and shower attachment. Extractor fan. Spotlights. Heated towel radiator. Fully tiled. Double glazed window to side.

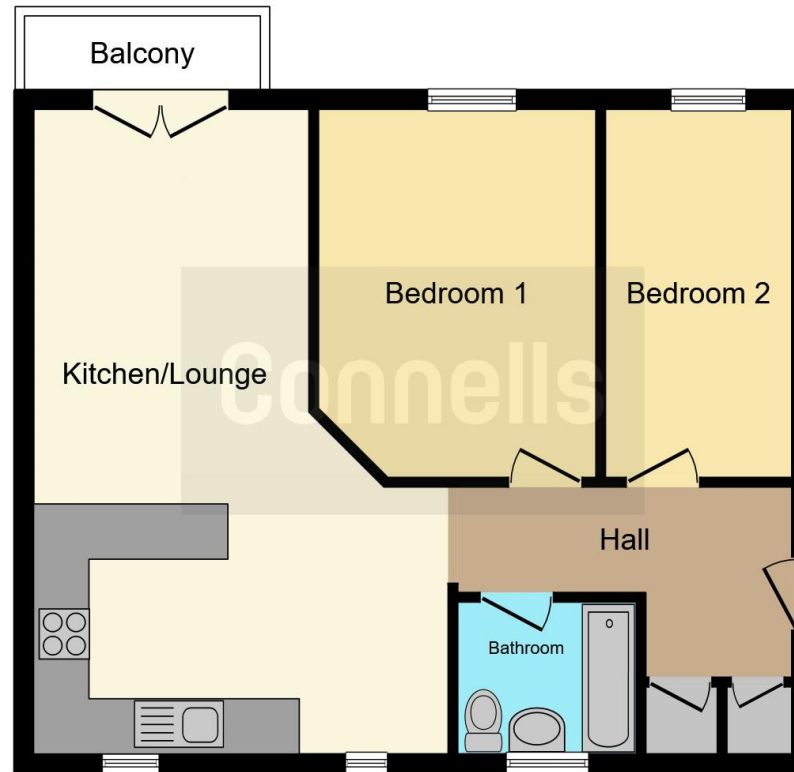
Outside

Balcony.









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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2100.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317020

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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