



Connells

Arrowhead House Laporte Way
Luton

Arrowhead House Laporte Way Luton LU4 8FF

for sale
£160,000



Property Description

*** Ideal For First Time Buyers or Investors**

A Well Presented Two Bedroom First Floor Apartment situated in the Kingsway area of Luton. Internally this apartment benefits From a Kitchen/Living Area, Two Bedrooms & Fitted Bathroom.

Externally the property includes an allocated parking bay.

Viewings Welcome

Entrance Hall

Secure Entry. Storage Cupboard housing washing machine. Fuse board. Heater.

Study / Bedroom 2

9' 3" x 6' 8" (2.82m x 2.03m)

Built in wardrobes. Heater. TV point.

Kitchen / Living Area

13' 2" x 10' 6" (4.01m x 3.20m)

Living Area

Double glazed window to rear. Storage heater. TV and Telephone point.

Kitchen

Fitted with wall and base units. Sink drainer. Integrated Fridge freezer. Oven and Hob. Dishwasher

Bedroom One

11' 9" x 8' 5" (3.58m x 2.57m)

Double glazed window to rear. Built in wardrobe. Heater. TV point.

Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Fully tiled







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:
 2600.00

Ground Rent:
 175.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317472

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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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