



Connells

New Bedford Road
Luton



Property Description

This Stunning Two Bedroom Ground Floor Apartment Located On The Sought After Road Of New Bedford Road. This Property Is Perfectly Situated And Is Within Walking Distance Of Luton Mainline Train Station and a Stones Throw Away From Wardown Park And Popes Meadow Makes This Property Highly Preferable. This Well Maintained Property Briefly Compromises of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom Also a Allocated Parking Space And Garage With Ample Parking For Visitors. Do Not Miss Out On The Amazing Property Call Connells Today 01582 450999.

Entrance Hall

Lounge

14' 5" x 12' 1" (4.39m x 3.68m)

Kitchen

12' 1" x 10' 5" (3.68m x 3.17m)

Bedroom One

14' 5" x 12' 6" (4.39m x 3.81m)

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

Bathroom











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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E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317469

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1966. 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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