

### Property Description

\*OVER 900 YEAR LEASE \* Located Within Walking Distance Of The Town Centre, Train Station and Local Amenities, Connells Offer This Is Spacious and Well Presented Two Bedroom Upper Floor Flat.

The Property Briefly Comprises :- Entrance hall, Lounge, Kitchen, Two Bedrooms, Bathroom, Garage and Communal Parking. This Property Would Make An Ideal Investment or First Time Buy. Call Connells Today For More Information or To Arrange a Viewing on 01582 450 999.

### Entrance Hall

### Open Plan Living Area

35' x 9' 8" ( 10.67m x 2.95m )

### Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Partly tiled. Electric oven and hob. Plumbing and space for appliances. Double glazed window to side.

### Lounge

Double glazed windows to side and rear. Radiator. Storage cupboards.

### Bedroom One

7' 8" x 9' 1" ( 2.34m x 2.77m )

Double glazed window to side. Radiator. Built in cupboard.

### Bedroom Two

12' 4" x 7' 8" ( 3.76m x 2.34m )

Double glazed window to side. Radiator.

### Bathroom

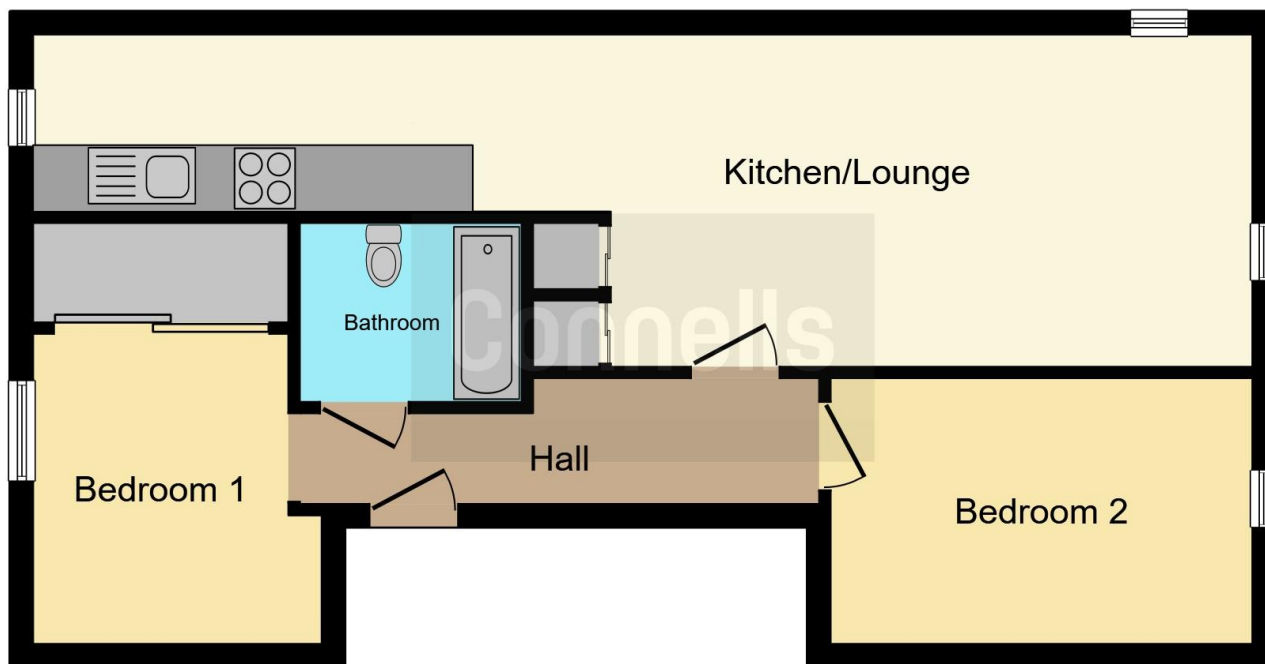
Fitted with low level wc. Wash hand basin. Bath with mixer taps. Shower attachment. Fully tiled. Heated towel rail.

### Outside

### Communal Gardens

### Parking





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: D

Council Tax  
 Band: A

Service Charge:  
 2100.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT317444](http://connells.co.uk/Property/LUT317444)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 May 1982. 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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Property Ref: LUT317444 - 0004

