



Connells

The Academy Holly Street
Luton



Property Description

Connells are pleased to offer this Chain Free two bedroom apartment within walking distance of the Luton mainline train station, Town centre and university. The property briefly compromises of Entrance hall, Lounge, kitchen area, Two double bedrooms, family bathroom and under ground parking.

Entrance Hall

Door to front. Secure Entry. Storage cupboard. Heater.

Lounge

24' 9" x 12' 4" (7.54m x 3.76m)
Double glazed window to side. Balcony. TV and Telephone point. Storage heater.

Bedroom One

11' 7" x 13' 5" (3.53m x 4.09m)
Double glazed window to front. Storage heater.

Bedroom Two

8' 6" x 9' (2.59m x 2.74m)
Double glazed window to side.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Extractor fan. Radiator. Partly tiled.







To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: D

view this property online [connells.co.uk/Property/LUT315357](https://www.connells.co.uk/Property/LUT315357)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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