

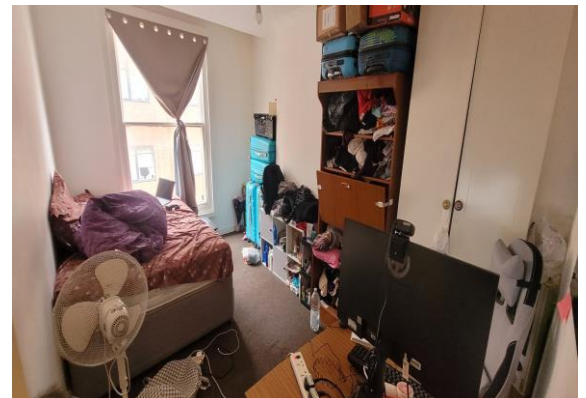
for sale

£124,950 Leasehold



Park Street West Luton LU1 3BE

Connells LUTON are delighted to offer for sale this 1 bedroom upper floor flat located in Luton Town Centre. This is an ideal as a Buy To Let or for a First Time Buyer. Comprising of; Entrance Hall, Open plan living area, Bedroom and Bathroom.



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Property Details

Entrance Hall

Door to front

Lounge/ Kitchen 13' 11" x 16' 5" (4.24m x 5.00m)

Double glazed window to front. Electric heater

Kitchen

Fitted with wall and base units. Work surfaces. Stainless steel sink drainer. Electric oven. Gas hob. Cooker. Plumbing and space for appliances. Partly tiled.

Bedroom One 14' x 8' 6" (4.27m x 2.59m)

Double glazed window to front. Fitted wardrobes. Electric heater.

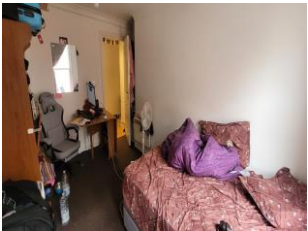
Bathroom

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

Outside

Parking

Communal Parking to the rear.





To view this property please contact Connells on

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

83-83A George Street
LUTON LU1 2AT

Property Ref: LUT317639 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 900.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Jan 2010. 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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