



**Connells**

Kimpton Road  
Luton



## Property Description

Connells bring to market this LUXURIOUS brand-new TWO bedroom TWO bathroom flat.

Located in the heart of Luton, Strawberry Star's luxury development offers a world of opulence and comfort where every detail has been meticulously crafted to exceed expectations.

Residents of this stunning development benefit from an attractive deluxe finish throughout complemented by sleek modern appliances and a smart entry phone system for added security and convenience. Triple glazing ensures maximum peace and privacy whilst a 24-hour on-site security and concierge service offers residents' peace of mind and assistance whenever needed. In addition, the development provides access to a high-specification gym - perfect for maintaining an active lifestyle or you can relax and unwind amidst the lush greenery in the scenic rooftop gardens. This is all located on a vibrant boulevard offering a diverse range of shopping and dining facilities and providing endless entertainment options right at your doorstep.

With Bedford University just minutes away, this property also presents an ideal and convenient accommodation for professionals and mature students. This is an exceptional investment opportunity with an estimated rental achievement of £1,625 per month and promises lucrative returns for discerning investors.

Why pay London prices when you can experience the epitome of sophistication at Luton prices!! Don't miss out on the chance to experience the elevation of luxury living in Luton.

## Communal Entrance

Stairs rising to upper floor

## Entrance Hall

Door to front. Storage cupboard. Secure Entry Phone. Access into open plan living area.

## Open Plan Living

## Kitchen Area

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Integrated appliances. Partly tiled. Spotlights.

## Living / Dining

Triple glazed windows, Electric heater. Laminate flooring throughout. TV and Telephone point.

## Bedroom One

Triple glazed windows. Electric Heater. Laminate Flooring.

## En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan. Heated towel rail. Fully tiled

## Bedroom Two

Triple glazed windows. Electric Heater.  
Laminate Flooring.

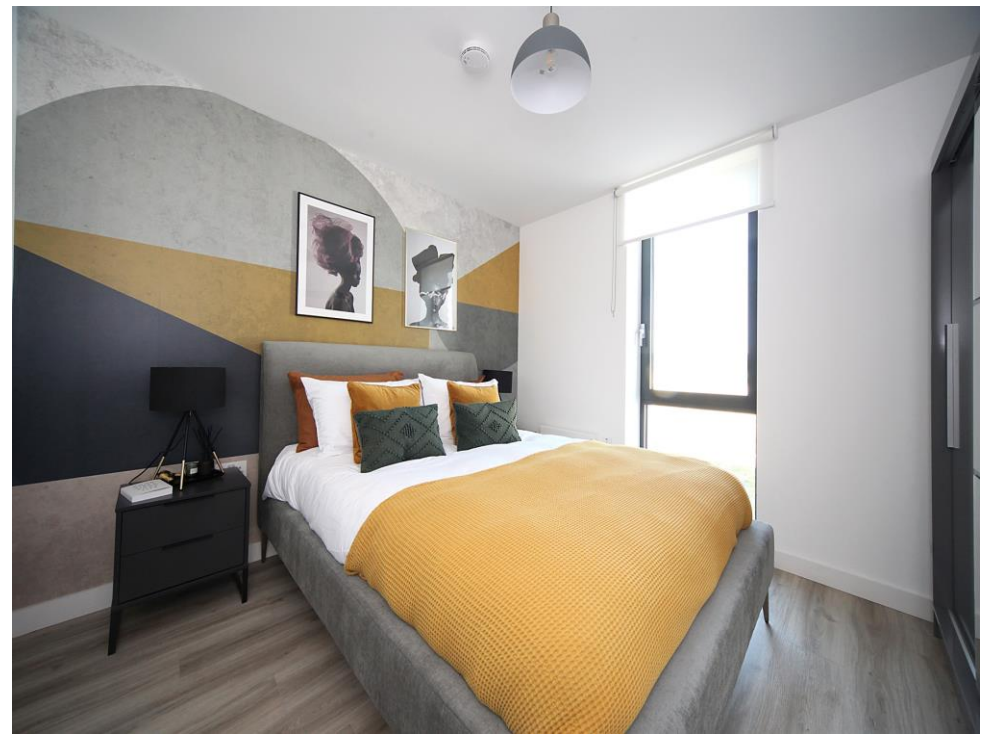
## Bathroom

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

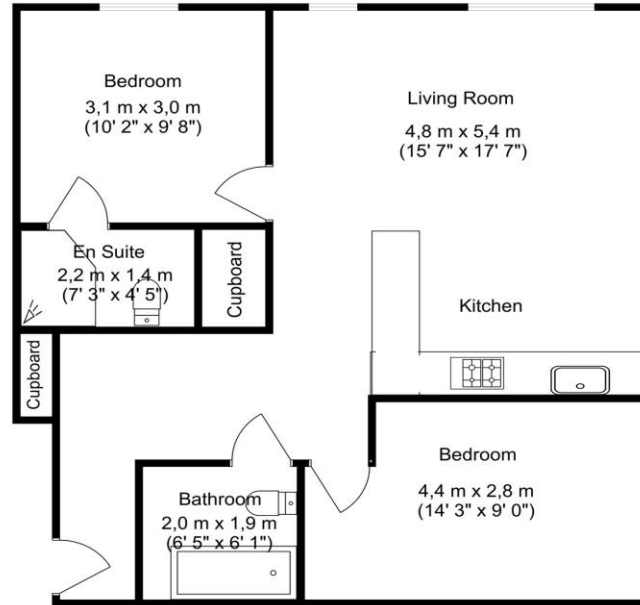
## Outside

## Communal Gardens









Total approximate area : 67.2 sq meters (723.3 sq feet)

Floorplan produced by Woodside Photography  
Floorplan is for illustration purposes only and all measurements are approximate

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/STP307459](https://www.connells.co.uk/Property/STP307459)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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