

for sale

£170,000 Leasehold



Empress Court Empress Road Luton LU3 2RE

Situated within walking distance to Leagrave mainline train station, Connells offer this spacious, one bedroom flat! Ideal for first time buyers or investors. Great transport links and local amenities nearby. Call Connells now on 01582 595127.



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

Property Details

Entrance Hall

Door to front aspect.

Lounge 14' 6" x 12' 2" (4.42m x 3.71m)

Double glazed window to side aspect. Electric heater.

Kitchen 11' 5" x 4' 11" (3.48m x 1.50m)

Double glazed window to front aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Part tiling. Electric oven with electric hob. Plumbing for a washing machine. Integrated fridge/freezer.

Bedroom One 12' 10" x 12' 4" (3.91m x 3.76m)

Double glazed windows to front and rear aspects. Electric heater.

Bathroom

Double glazed window to rear aspect. Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Fully tiled.

Parking

Allocated parking space.



To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Leasehold

EPC Rating: Awaiting

Property Ref: LGR309616 - 0003

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

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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk