



Connells

Rodeheath
Luton



Property Description

.This perfect first time buy is located in the popular Challney catchment area of Luton. The property briefly comprises entrance hall, lounge, kitchen, two bedrooms, bathroom along with an allocated parking spot. The property is located within a short distance of the motorway junction 11 and all local amenities.

Entrance Hall

Electric radiator. Storage cupboard.

Lounge

14' 7" x 9' 4" (4.45m x 2.84m)

Double glazed windows to rear and side aspects. Television point. Electric radiator.

Kitchen

8' 1" x 7' 3" (2.46m x 2.21m)

Double glazed window to rear aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Space for a fridge/freezer. Induction hob. Fan oven. Extractor hood.

Bedroom One

12' 9" x 9' 1" (3.89m x 2.77m)

Double glazed window to rear aspect. Built in wardrobe. Electric radiator.

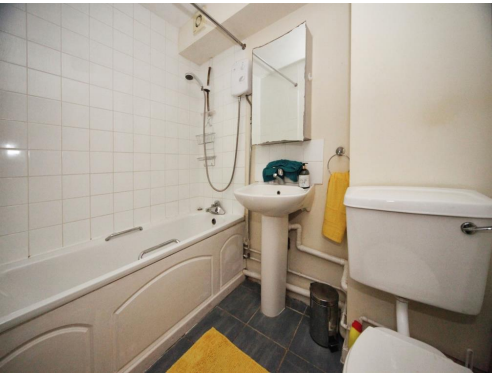
Bedroom Two

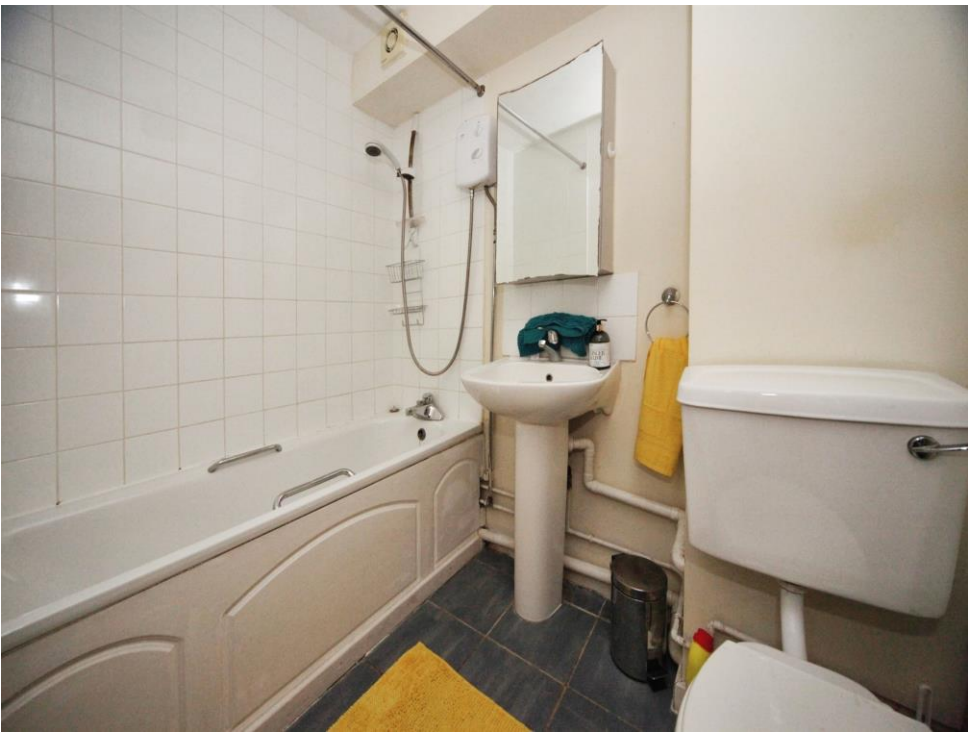
9' 4" x 6' 10" (2.84m x 2.08m)

Double glazed window to rear aspect. Electric radiator.

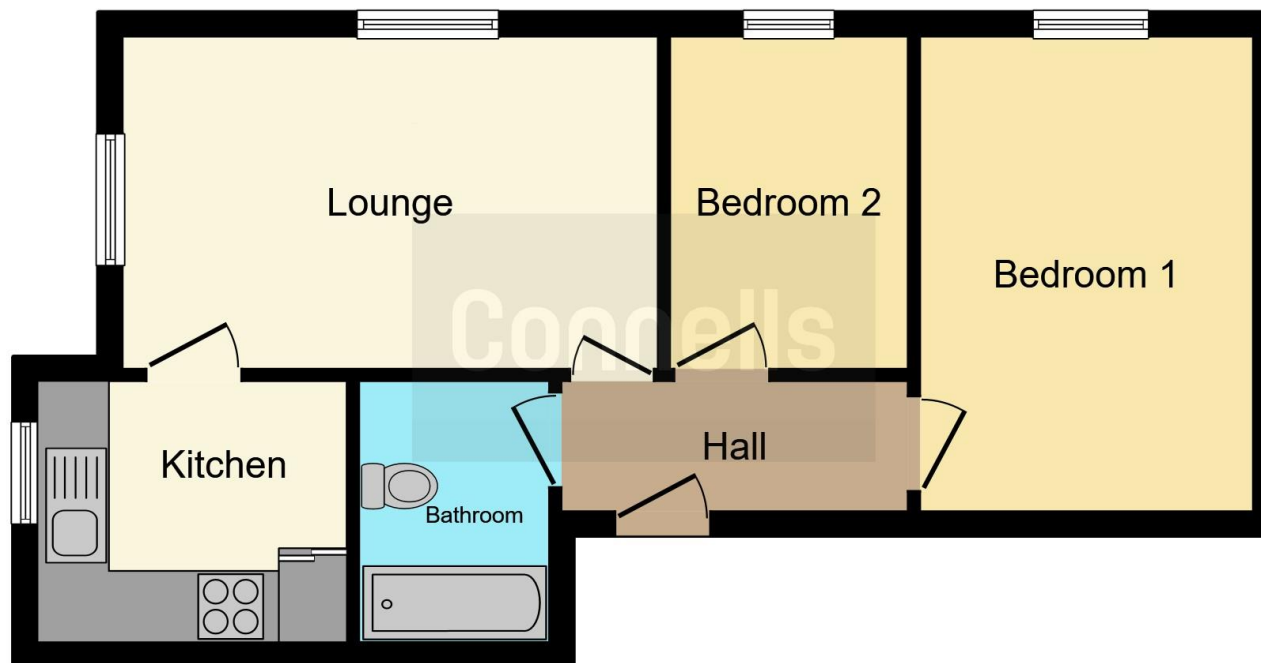
Bathroom

Suite comprising bath with electric shower over, wash hand basin and low level wc.









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

To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1920.00

Ground Rent:
 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR310911

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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