

for sale

£140,000



Coverdale Luton LU4 9XG

Connells Leagrave bring to the market a CHAIN FREE studio flat located on the popular Coverdale. This property benefits from over 960 years of lease, with no ground rent or service charges! Its a perfect first time purchase or investment opportunity. Call Connells today to arrange your viewing!

Coverdale Luton LU4 9XG

Entrance Hall

Door to side aspect into lounge.

Lounge/Bedroom

12' 8" x 10' 3" (3.86m x 3.12m)

Window to front aspect. Electric heater.

Kitchen

7' 8" x 5' 7" (2.34m x 1.70m)

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. Space for a fridge/freezer. Plumbing for a washing machine. Space for an electric freestanding cooker. Cooker hood over.

Bathroom

Suite comprising bath with electric shower and mixer taps, wash hand basin and low level wc. Part tiled. Extractor fan.



Total floor area 27.0 m² (291 sq.ft.) approx

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.propertybox.io

Connells





To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Property Ref: LGR312102 - 0006

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

[view this property online connells.co.uk/Property/LGR312102](https://www.connells.co.uk/Property/LGR312102)

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.

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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