



GetAnOffer

The Quick Sale Estate Agency Specialists



getanoffer.co.uk are offering this **ATTRACTIVELY PRICED PROPERTY** from a **MOTIVATED** seller to buyers that are in a position to purchase relatively quickly. This property has been **PRICED** to **ENCOURAGE** a **QUICK SALE**.

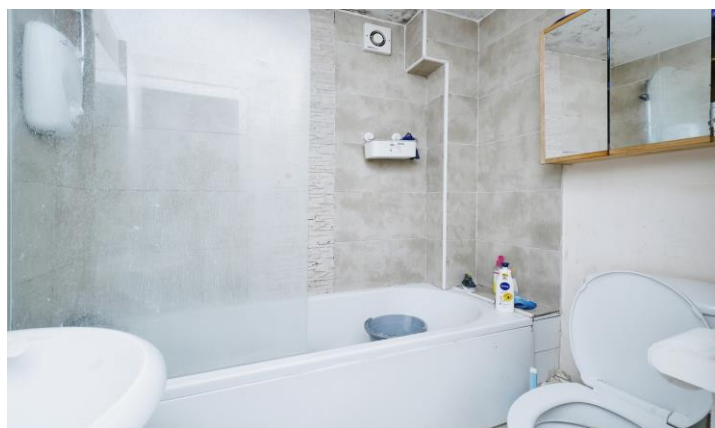
EARLY VIEWING IS HIGHLY RECOMMENDED DUE TO THE PROPERTY BEING PRICED FOR A QUICK SALE.

GetAnOffer are pleased to offer for sale this:

- Third Floor Flat
- Fitted Kitchen/Diner
- Lounge
- One Bedroom
- Bathroom Comprising Three Piece Suite
- Residents Parking
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**John Street
Luton, LU1 2JE**

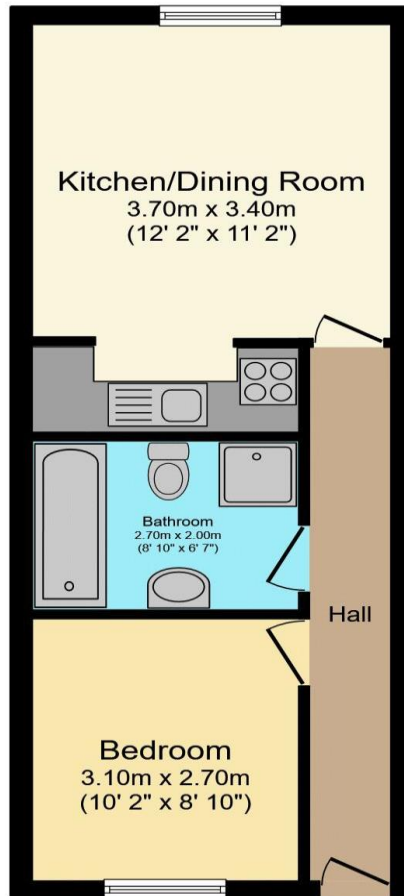
**Offers in Excess of
£115,000**



Viewings: Strictly by appointment via
GetAnOffer.co.uk. For further information or to
arrange a viewing contact us on:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

Our Opening Hours are:
Monday to Wednesday 8am – 6pm
Friday 8am – 5pm
Saturday 9am – 4pm

Under the terms of The Estate Agent Act 1979 it is hereby
advised that Future Planned Relocation Services Ltd (Get An
Offer) has a legal interest in this property or is a close
associate of the seller



Total floor area 35.4 sq.m. (381 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). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

www.getanoffer.co.uk

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