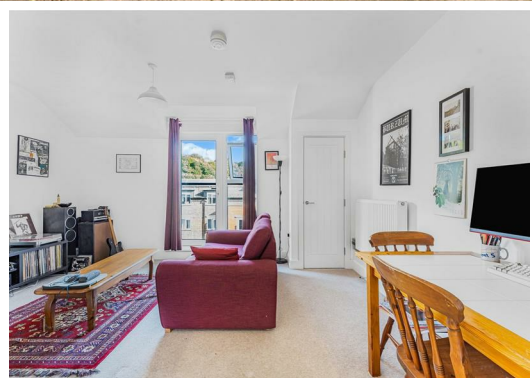
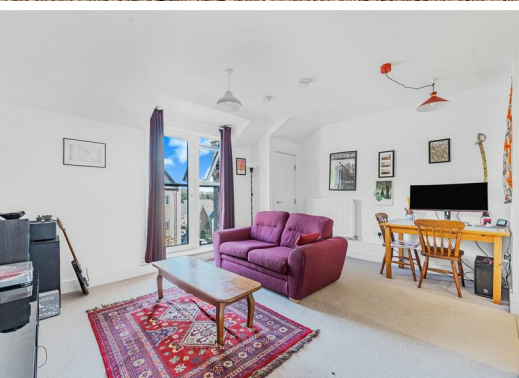




Nestled on Charles Street in Luton, this modern second-floor apartment presents an exceptional opportunity for first-time buyers looking for a shared ownership property. Immaculately presented throughout, the property boasts a spacious bedroom, a well-appointed living area, and a contemporary kitchen, all designed to offer comfort and style.

The apartment features allocated parking, residents can enjoy the ease of having their own designated space.

One of the standout features of this property is its prime location. Situated within walking distance of Luton town centre, residents will have easy access to a variety of shops, restaurants, and local amenities. Additionally, the proximity to Luton train station and Luton Airport make this apartment an ideal choice for those who travel frequently or commute to London.

COMMUNAL ENTRANCE

Remote entry door system providing access to all properties. Post boxes. Storage area for prams and pushchairs.

ENTRANCE LOBBY

Providing access to all rooms in the apartment with remote entry door system phone. Fitted carpet. Storage cupboard. Radiator.

LIVING ROOM

A large double glazed window and door to the Juliet balcony. Fitted carpet. Radiator. Tv point. Boiler cupboard (housing the wall mounted combi boiler) Open plan to:

KITCHEN

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 2½ drainer sink unit. Integrated appliances to include: oven and gas hob (with an extractor hood over), washing machine, dishwasher and fridge and freezer. Feature under unit lighting.

BEDROOM

Double glazed window to the rear aspect. Fitted carpet. Radiator. Fitted wardrobes.

BATHROOM

Fitted to comprise a w/c. Wash hand basin (with vanity unit) and a panelled bath with a shower over and glass shower screen. Heated towel rail.

COMMUNAL AREA

Bin store located to the front. Enclosed and covered bike store located to the rear.

PARKING

Accessed via Kite Way.

NB

Services and Appliances have not been tested.

VIEWING

By appointment through Bradshaws

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out

and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

