



Connells

The Larches
Luton



Property Description

Connells Are Pleased To Offer For Sale This *CHAIN FREE* Two Bedroom Ground Floor Flat Situated In The Popular Old Bedford Road Area of Luton. This Apartment Is a Perfect For First Time Project Or Someone Looking For An Investment Property.

The Property Is Located Within Approximately One and a Half Miles From The Train Station, Town Centre and University. Briefly comprises :- Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom, Communal Gardens.

VIEWINGS AVAILABLE

Entrance Hall

Door to front. Secured Entry.

Lounge

13' 4" x 11' 9" (4.06m x 3.58m)

Double glazed window to front. Radiator.

Kitchen

8' 5" x 8' 4" (2.57m x 2.54m)

Bedroom One

13' 4" x 10' (4.06m x 3.05m)

Double glazed window to front. Radiator.

Bedroom Two

12' 6" x 9' 9" (3.81m x 2.97m)

Double glazed window to front. Radiator

Bathroom

Double glazed window to rear.

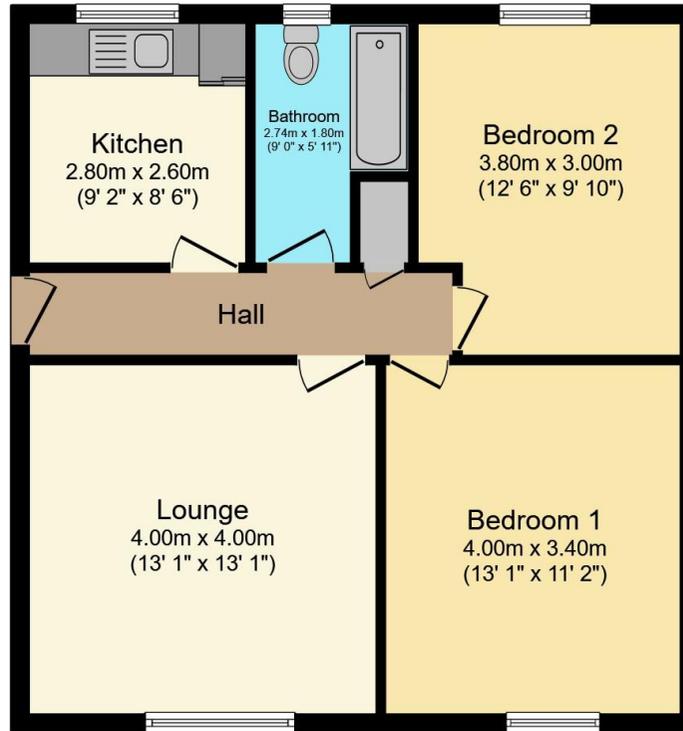
Outside

Communal Gardens

Communal Parking

Permit Parking





Total floor area 59.3 m² (638 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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317812

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1963. 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.

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

Property Ref: LUT317812 - 0006