

for sale

**£175,000** Leasehold



## The Wickets Luton LU2 7JB

Connells are delighted to present this exceptionally spacious and well maintained two-bedroom upper floor apartment, ideally positioned just off Old Bedford Road. Offering stylish and comfortable living throughout, the property is perfectly suited to commuters, first-time buyers, or investors



Residential Sales & Lettings | Mortgage Services |  
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# Property Details

## Entrance

Security door to front. Stairs to top floor.

## Entrance Hall

Door to front. Radiator.

## Open Plan Lounge / Diner 20' 7" x 10' 10" ( 6.27m x 3.30m )

Double glazed windows to rear. Radiator.

## Kitchen 6' 7" x 9' 7" ( 2.01m x 2.92m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Double glazed velux skylight window.

## Bedroom One 11' 3" x 9' 7" ( 3.43m x 2.92m )

Double glazed velux skylight window. Radiator.

## Bedroom Two 9' 7" x 7' 8" ( 2.92m x 2.34m )

Double glazed velux skylight window. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Fully tiled. radiator. Double glazed velux skylight window.

## Outside

## Communal Parking





To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

Property Ref: LUT318024 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2165.00

Ground Rent: Ask Agent

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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