



Connells

The Mount New Bedford Road
Luton

The Mount New Bedford Road Luton LU3 1BU

for sale
£215,000



Property Description

This well-presented two-bedroom apartment, ideally situated just off Villa Road, represents an excellent opportunity for first-time buyers and investors alike.

Conveniently positioned within walking distance of Luton Mainline Station (Thameslink), the property offers superb transport links for commuters, while also benefiting from easy access to a range of local shops, amenities, and nearby parks.

A standout feature is the impressive 970-year lease, providing long-term peace of mind. The property also enjoys a private balcony overlooking beautifully maintained communal gardens, creating a tranquil outdoor retreat perfect for relaxing and unwinding.

Combining a highly convenient location with attractive living space and exceptional lease length, this is a property not to be missed.

Agents Note

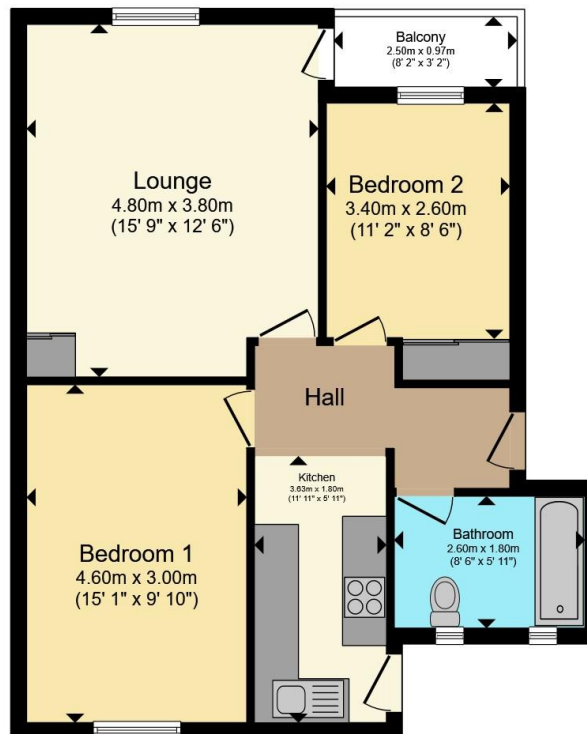
Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.











Total floor area 59.4 m² (639 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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83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1300.00

Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318120

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1997. 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.



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