

Connells

Swanston Grange
Luton

Swanston Grange
Luton LU4 0HF

for sale
£100,000







Property Description

Swanston Grange is a modern purpose-built apartment development ideally positioned on the Luton and Dunstable border. The property is within easy walking distance of the Luton & Dunstable Hospital, making it an excellent choice for healthcare professionals, first-time buyers and investors alike.

Residents benefit from a range of local amenities nearby, including Tesco supermarket, bus routes, schools and childcare facilities. Leagrave Thameslink Station and Junction 11 of the M1 are both easily accessible, providing excellent transport links for commuters.

The property falls within the catchment area for Ferrars Primary School and Chalk Hills Academy, while Seabrook's Private Day Nursery is also located close by.

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











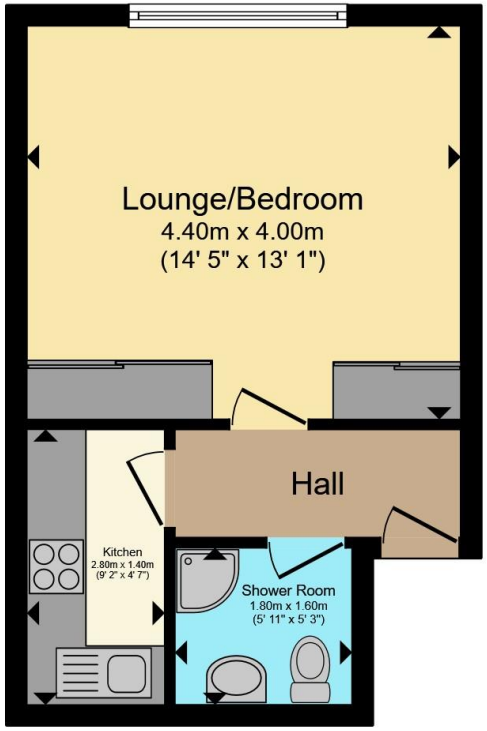

Total floor area 28.5 m² (307 sq.ft.) approx

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: C

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318791

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.