



Connells

The Mount New Bedford Road
Luton



Property Description:

Situated just off Villa Road, this well-presented two-bedroom property offers an ideal opportunity for both first-time buyers and investors.

Perfectly located, it is only a short walk from Luton Mainline (Thameslink) Station, making it excellent for commuters, and is close to local shops, amenities, and nearby parks.

Boasting an impressive 970-year lease, the property benefits from a private balcony with views over beautifully maintained communal gardens, providing a peaceful outdoor space to enjoy.

With an approximate rental income potential of £1,200 per month, this home represents a strong investment opportunity.

Key Features:

Ideal for first-time buyers or investors

Annual service charge £1300 & Ground rent £25

Share of Freehold

Prime location just off Villa Road

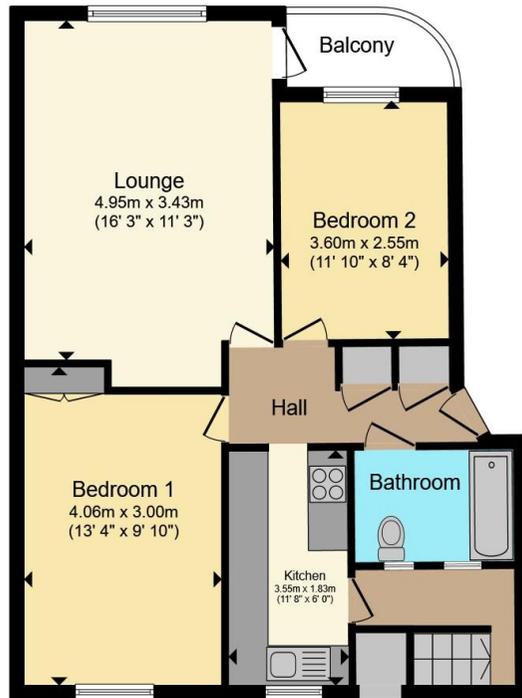
Private balcony overlooking beautifully maintained communal grounds

970-year lease remaining

Secure Gated Entrance & Communal parking

CALL NOW TO VIEW!!!





Floor Plan

Total floor area 65.1 m² (700 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



To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: F Council Tax
 Band: B

Service Charge:
 1325.00

Ground Rent:
 25.00

Tenure: Leasehold

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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 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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