





Property Description

Chain-free ground floor studio apartment ideally located within walking distance of the town centre, train station and excellent transport links. An ideal first-time purchase or investment opportunity, featuring an open-plan lounge/bedroom, fitted kitchen, bathroom and the added benefit of allocated parking.

Entrance Hall

Double glazed door to front. Storage cupboard.

Lounge

12' 2" x 15' 7" (3.71m x 4.75m)

Double glazed window to rear. Radiator. Electric heater.

Kitchen

7' 5" x 7' 8" (2.26m x 2.34m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Boiler. Plumbing and space for appliances. Partly tiled. Double glazed window to front.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Extractor fan. Partly tiled.







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: 840.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318060

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Aug 2002. 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.

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