



Connells

Olivia House Oxford Road
Luton



Property Description

Connells Luton are delighted to present this newly built third-floor apartment, ideally positioned in the heart of Luton Town Centre and offering contemporary living throughout.

Beautifully presented and finished to a high standard, this modern apartment features a bright and spacious open-plan living area, providing the perfect space for both relaxing and entertaining. The stylish fitted kitchen is equipped with a range of integrated appliances, seamlessly complementing the living space and creating a practical yet elegant environment.

The property further benefits from a private balcony, offering an ideal outdoor space to enjoy the surrounding views. A modern three-piece bathroom suite completes the accommodation, finished with quality fixtures and fittings.

Conveniently located within Luton Town Centre, residents have easy access to a wide range of shops, restaurants, leisure facilities and excellent transport links, including Luton Train Station and London Luton Airport.

An excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a well-located, low-maintenance addition to their portfolio. Early viewing is highly recommended.

Entrance Hall

Door to front. Secure Entry system. Sliding doors to utility cupboard.

Utility Cupboard

Plumbing and space for a washer dryer. Internal air system. Boiler. Electric meter. Shelving for storage.

Open Plan Living Area

28' x 10' 5" (8.53m x 3.17m)

Double glazed window to side. Door onto balcony. TV point.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Breakfast bar. Integrated appliances. Partly tiled. Double glazed window to side.

Bedroom One

11' 1" x 15' 2" (3.38m x 4.62m)

Double glazed door to balcony.

Bathroom

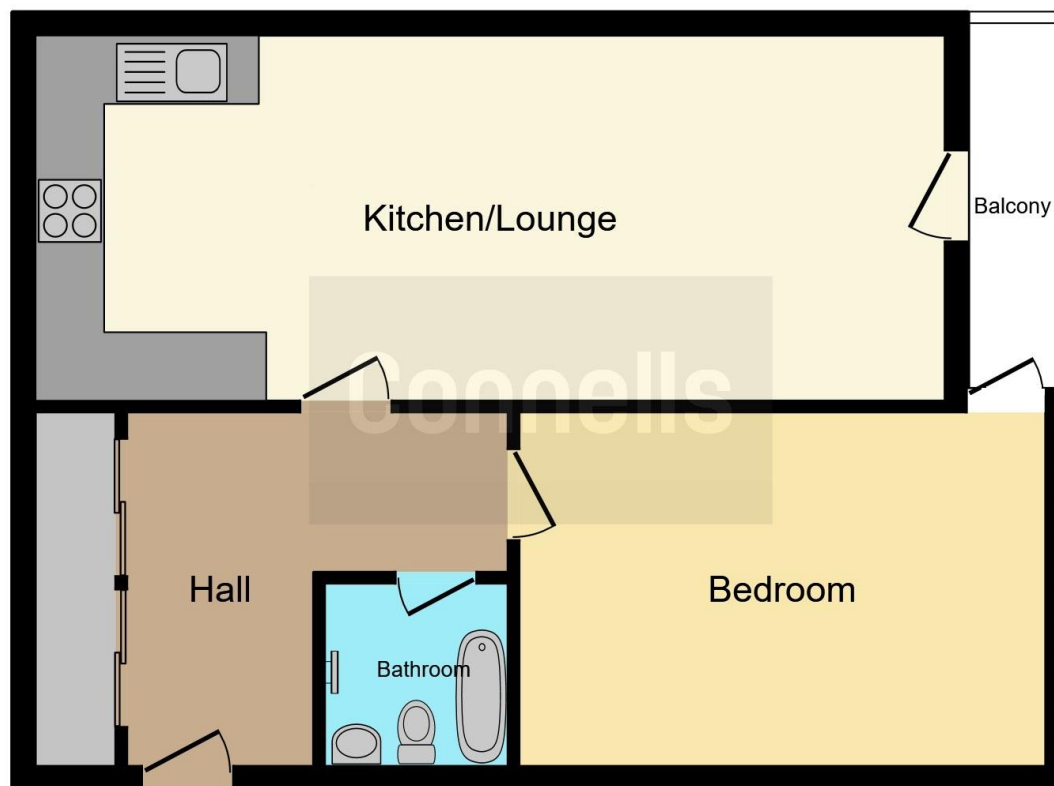
Fitted with bath with mixer taps. Shower. Low level WC. Vanity unit. Shaver point. Radiator.

Parking

On Street Parking (Permit required)







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 2274.00

Ground Rent:
 164.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318476

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jul 2026. 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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