



**Connells**

Rothesay Road  
Luton



## Property Description

A Upper Floor Two Bedroom Split Level Apartment Situated Within Walking Distance To The Luton Train Station and Town Centre with Access to All Amenities. The Property Benefits From Being Chain Free and Is Ideal For Investor and First time Buyers. The Property Benefits From An Entrance Hall, Lounge, Kitchen and Two Bedrooms And A Family Bathroom.

### Entrance

### Lounge

Double glazed window to front. Electric heater.

### Kitchen

Fitted with wall and base units. Sink drainer. Electric oven and hob. Extractor fan. Plumbing and space for appliances. Electric heater. Double glazed window to side.

### Landing

Storage Cupboard

### Bedroom One

Double glazed window to front. Electric heater.

### Bedroom Two

Double glazed window to rear. Electric heater.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Heated towel rail. Extractor fan. Partly tiled. Double glazed window to rear.

### Outside

### Front Garden

### Rear Garden







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: D  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
25.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT317823](http://connells.co.uk/Property/LUT317823)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1986. 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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Property Ref: LUT317823 - 0002