



**DG**  
Property  
Consultants  
Estd. 2000



## **The Mount, Luton, Bedfordshire LU3 1BU**

### **Asking Price £199,995**

Situated within a private gated development close to Luton town centre, this well-presented two-bedroom apartment is ideally positioned for commuters, being within walking distance of Luton's mainline train station. Offered with immediate occupancy and available chain-free, the property represents an ideal purchase for first-time buyers or investors alike.

Upon entering, the entrance hall provides access to all accommodation, including a spacious lounge/dining room with access to a private balcony, a kitchen, two well-proportioned bedrooms, a three-piece family shower room, and an additional separate WC. Externally, the apartment benefits from a secure gated setting, communal landscaped gardens surrounding the block, and a single garage providing valuable additional storage or parking.

Conveniently located close to local shops, access to schools, and parks, the property also offers excellent transport links with fast rail access into Central London and easy access to major motorway networks.

Early viewing is highly recommended.

Contact Team DG on 01582 580500 to arrange your viewing.



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**Second Floor Apartment**  
Property Accommodation

**Entrance Hall**



Entrance door, wall mounted electric radiator, wooden laminate flooring, double power point(s), built in storage cupboard, doors to all apartment rooms.

**Lounge/Diner**

14'6" x 12'0" (4.42m x 3.66m)



UPVC double glazed window to front, wall mounted electric radiator, wood block flooring, telephone point(s), TV point(s), double power point(s), picture rail, feature fireplace, Upvc double glazed door balcony.

**View of Lounge/Diner**



**Balcony**

2'10" x 8'2" (0.87m x 2.50m)



Balconey overlooking front communal gardens.

**View From Front of Apartment & Balcony**



## Kitchen

10'0" x 6'0" (3.05m x 1.84m)



Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing and space for a automatic washing machine, space for a for fridge/freezer, and cooker, electric point for cooker, uPVC double glazed window to rear, wooden laminate flooring, double power point(s), rear door for rear access.

### View of Kitchen



## Bedroom 1

13'0" x 9'0" (3.96m x 2.74m)



UPVC double glazed window to rear, built-in double wardrobe(s), wall mounted electric panel heater, fitted carpet, double power point(s), picture rail.

### View of Bedroom 1



## Bedroom 2

11'0" x 8'6" (3.35m x 2.60m)



UPVC double glazed window to front, wall mounted electric radiator, fitted carpet, double power point(s).

## View of Bedroom 2



## Communal Gardens



## Shower Room & Wc



Tiled corner shower cubical with electric shower, pedestral wash hand basin, low level wc, fully tiled walls, vinyl flooring, electric heated towel rail, uPVC double glazed window to rear.

## Additional WC



uPVC double glazed window to rear, low-level WC, vinyl flooring.

## Outside of the property

Attractive Communal Gardens.  
Outside brick storage Shed.

## Single Garage



Single Garage in Block. Up and over door at the front

## Council Tax Band

Council Tax Band : B

Charge Per Year : £1804.78

## The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

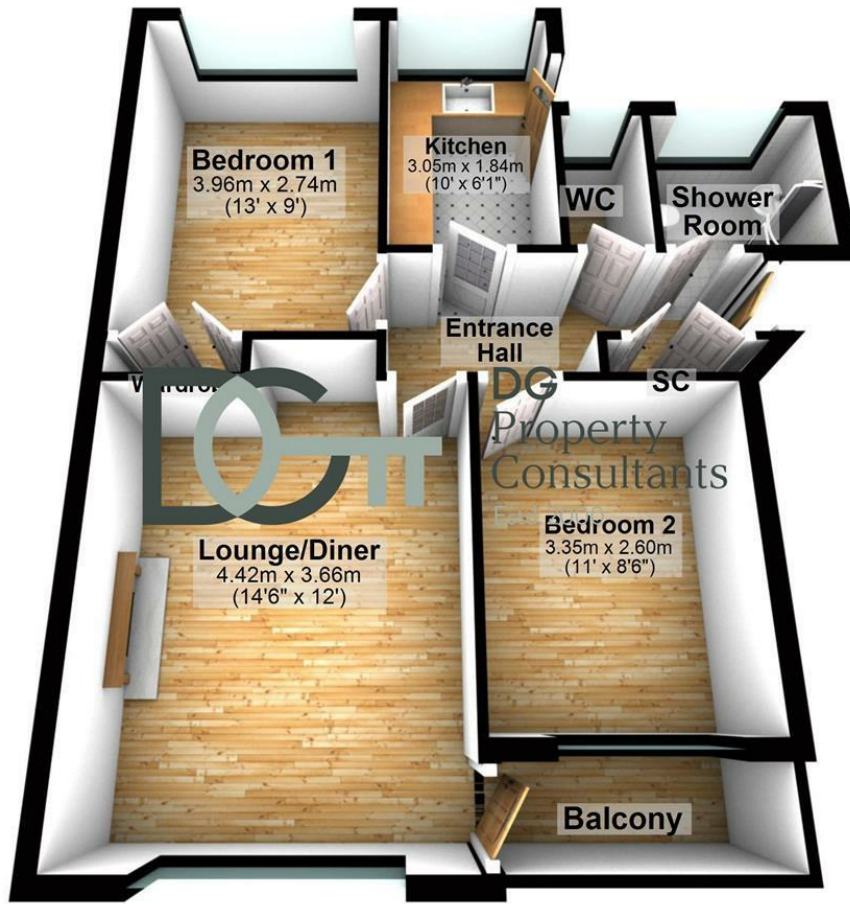
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## Ground Floor



Total area: approx. 54.7 sq. metres (588.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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