



Connells

The Ridings
Luton



Property Description

This beautifully presented, modern apartment offers an outstanding blend of style, comfort, and convenience—perfect for first-time buyers, professional commuters, or buy-to-let investors.

Upon entering, you're immediately welcomed by a bright and spacious open-plan living area, thoughtfully designed to maximised natural light and enhance the sense of space. Finished with tasteful decor and contemporary flooring throughout, this versatile area is ideal for both relaxing and entertaining.

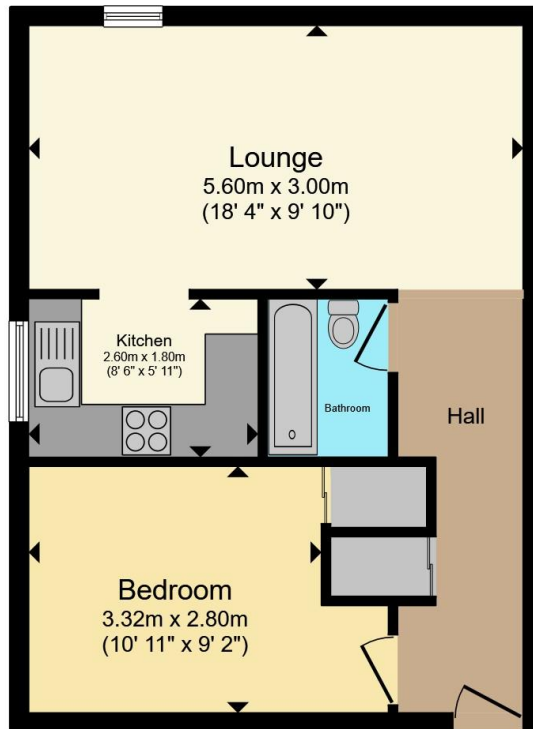
The sleek, fully fitted kitchen is a standout feature, combining practicality with modern elegance. It boasts integrated appliances, stylish cabinetry, and generous worktop space—perfect for home cooking or hosting guests.

The generously sized double bedroom provides a peaceful retreat, with ample space for wardrobes and additional furnishings. Neutral tones and quality finishes create a calm and inviting atmosphere.

Completing the home is a stylish bathroom, finished to a high standard with modern tiling, a full-size bath with shower over, and premium fittings that add a touch of luxury.







Total floor area 43.7 m² (470 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:
Awaited

Council Tax
Band: A

Service Charge:
2393.80

Ground Rent:
83.65

Tenure: Leasehold

view this property online [connells.co.uk/Property/LUT318110](https://www.connells.co.uk/Property/LUT318110)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. 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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