



Connells

Lawn Gardens
LUTON



Property Description

OFFERED WITH NO UPPER CHAIN
TWO BEDROOMS*****POPULAR
LOCATION ****900 YEARS LEASE***

Situated just off London road is this two bedroom ground floor maisonette. This would be ideal for buy to let or first time buyer. Property benefits from easy access to the motorway M1 Junction 10. Features include; Entrance hall which consists of; storage and airing cupboard, 15ft lounge/diner with balcony, kitchen with space for appliances, three piece shower room, main double bedroom and second double bedroom with built in wardrobes.

Outside has communal gardens and on street parking.

Entrance Porch

Double glazed door to front.

Entrance Hall

Double glazed door to front. Radiator.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window and door to front.

Lounge

Double glazed window to and door to rear. Radiator. Access to balcony.

Balcony

Bedroom One

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Two

Double glazed window to front. Radiator. Fitted wardrobes.

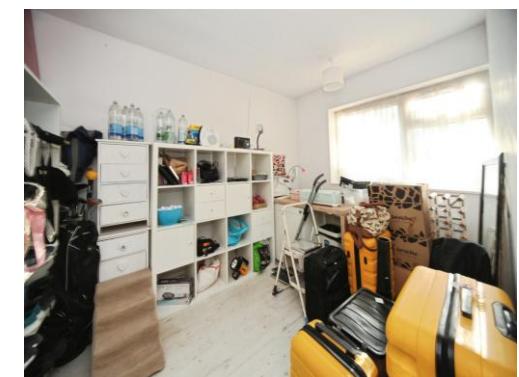
Shower Room

Fitted with low level wc. Wash hand basin. Shower cubicle. Partly tiled. Double glazed window to front.

Outside

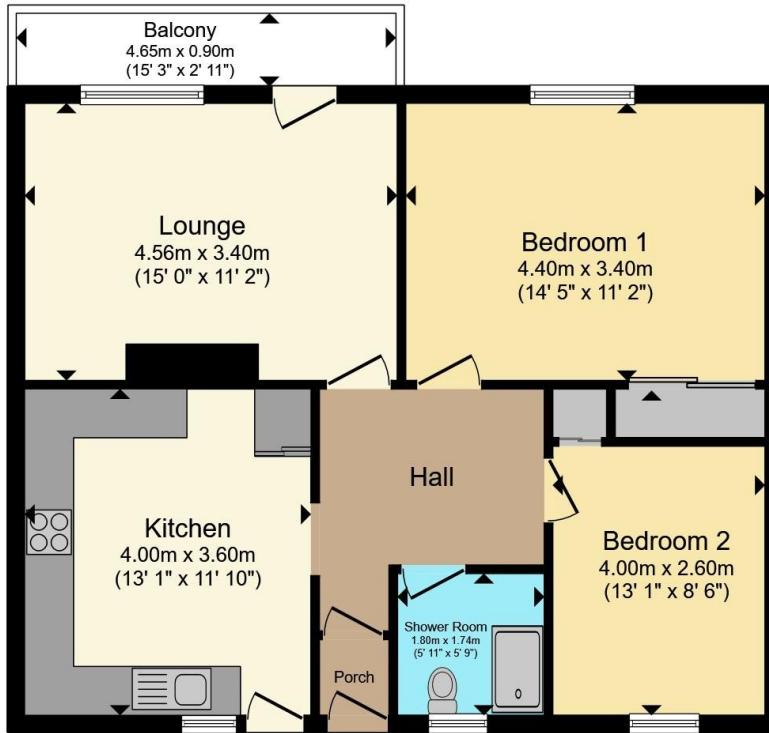
Front Garden

Rear Garden









Total floor area 68.0 m² (732 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

Connells

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: B

Service Charge: 780.00
 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT308670

This is a Leasehold property with details as follows; Term of Lease 900 years from 01 Jul 2001. 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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