

for sale

guide price **£119,950** Leasehold



## The Old Inkerman Arms Inkerman Street Luton LU1 1JD

A Well-located one-bed apartment on Inkerman Street, offering easy access to Luton town centre, local shops, bus routes and Luton Train Station.

Ideal for buyers seeking convenient urban living with great transport links.

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# Property Details

## Entrance Hall

Door to front. Intercom security entry.

## Open Plan Living 11' 5" x 11' 8" ( 3.48m x 3.56m )

### Lounge

### Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Integrated electric oven and hob. Cooker hood. Plumbing and space for appliances. Double glazed velux window to side.

## Bedroom One 11' 5" x 8' 7" ( 3.48m x 2.62m )

Double glazed velux window to rear. Electric heater.

## Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle.

## Outside

### Communal Garden

### Parking

Permit parking





To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

Property Ref: LUT317804 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2130.00

Ground Rent: 300.00

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.

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