

for sale

£120,000 Leasehold



## Ashton Road Luton LU1 3QE

Chain-free two-bedroom flat in South Luton featuring an open-plan lounge/kitchen, communal courtyard, and excellent access to the M1 and town centre—ideal for first-time buyers or investors.



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# Property Details

## Entrance

**Lounge** 13' 7" x 11' 5" ( 4.14m x 3.48m )

**Dining Room** 11' 6" x 10' 4" ( 3.51m x 3.15m )

**Kitchen** 15' 1" x 9' 1" ( 4.60m x 2.77m )

**Bedroom One** 13' 5" x 11' 5" ( 4.09m x 3.48m )

**Bedroom Two** 11' 7" x 9' ( 3.53m x 2.74m )

**Bedroom Three** 5' 6" x 7' 7" ( 1.68m x 2.31m )

## Bathroom

## Outside





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: LUT316852 - 0006

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2050.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 2010. 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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