

for sale

**£200,000** Leasehold



## Essex Close Luton LU1 3EJ

Attention First-Time Buyers & Investors!

Situated in the heart of Luton Town Centre, this spacious two-bedroom ground floor apartment is offered to the market chain free, presenting an excellent opportunity for both first-time buyers and buy-to-let investors.

Residential Sales & Lettings | Mortgage Services |  
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# Property Details

**Lounge** 19' 4" x 12' 6" ( 5.89m x 3.81m )

**Kitchen**

**Bedroom One** 17' 5" x 8' 6" ( 5.31m x 2.59m )





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: LUT318632 - 0003

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 85.00

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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