





Property Description

Berkeley Path is situated between Wenlock Street and Boyle Close in the highly sought-after High Town area of Luton. Ideally positioned just half a mile from Luton Town Centre and Luton Mainline Station, the property offers excellent convenience for commuters and access to local amenities.

The accommodation comprises a spacious lounge, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. The property is also well-suited to families, with reputable local schooling nearby including St Matthews Primary School and Stopsley Secondary School.











Total floor area 89.1 m² (959 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: D Council Tax Band: A

Service Charge: 1311.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318253

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jul 2002. 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.

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