

Connells

Downs Court Downs Road
Luton

Downs Court Downs Road
Luton LU1 1QN

for sale
£145,000







Property Description

Two Bedroom Third Floor Apartment | Long Lease | Walking Distance to Town Centre & Train Station

A fantastic opportunity to acquire this spacious two-bedroom third floor apartment, ideally situated within walking distance of Luton Town Centre and Luton Mainline Train Station, making it perfect for first-time buyers, investors, and commuters alike.

The property benefits from an exceptionally long lease with over 900 years remaining and offers well-proportioned accommodation throughout. Internally, the apartment comprises an entrance hall, a generous lounge/dining room, fitted kitchen, family bathroom, and two good-sized double bedrooms.

Conveniently located close to a range of local amenities, shops, restaurants, and transport links, this property offers both comfort and convenience in a sought-after location.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.

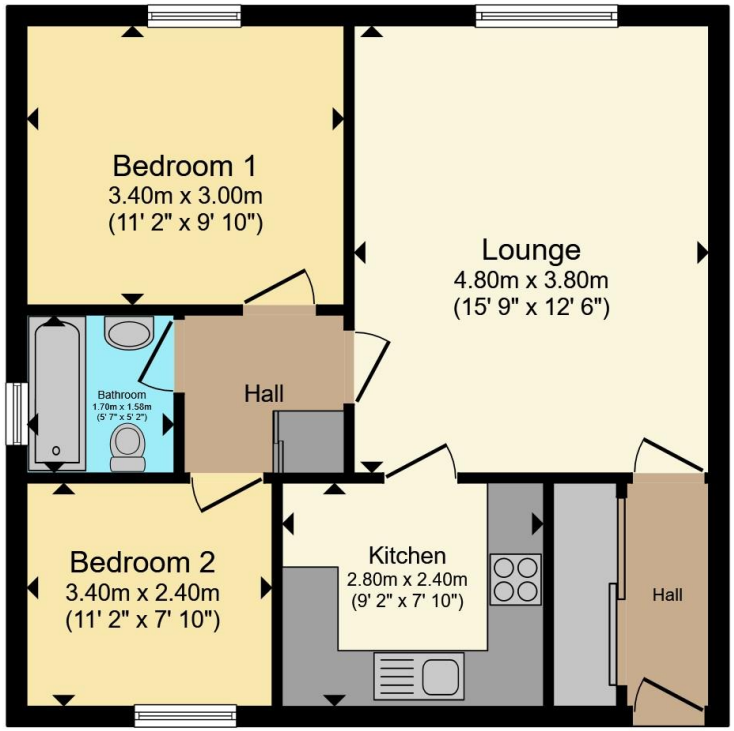












Total floor area 53.3 m² (574 sq.ft.) approx

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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: C

Council Tax Band: A

Service Charge: 1440.00

Ground Rent: 15.80

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318788

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.