



Connells

Great Downs Downs Road
Luton



Property Description

A well-presented one-bedroom ground floor flat, perfectly situated within easy walking distance of the town centre and train station. This charming property offers an ideal opportunity for first-time buyers or investors seeking a hassle-free purchase.

Inside, you'll find a modern open-plan lounge and kitchen, designed for comfortable living and effortless entertaining. The flat has been thoughtfully updated to include elegant wooden flooring throughout, stylish spotlights, and discreet cable management for your flat-screen TV and high-speed WiFi, ensuring a sleek, contemporary finish.

The spacious bedroom and bathroom provide both comfort and practicality. The bathroom has been upgraded with luxurious underfloor heating and a heated towel rail, creating a warm and cozy environment during the colder months.

Offered chain-free, this delightful home represents excellent value and convenience, making it an outstanding choice for anyone looking to settle in or add to their property portfolio.

Entrance

Lounge

15' 7" x 15' 7" (4.75m x 4.75m)

Kitchen

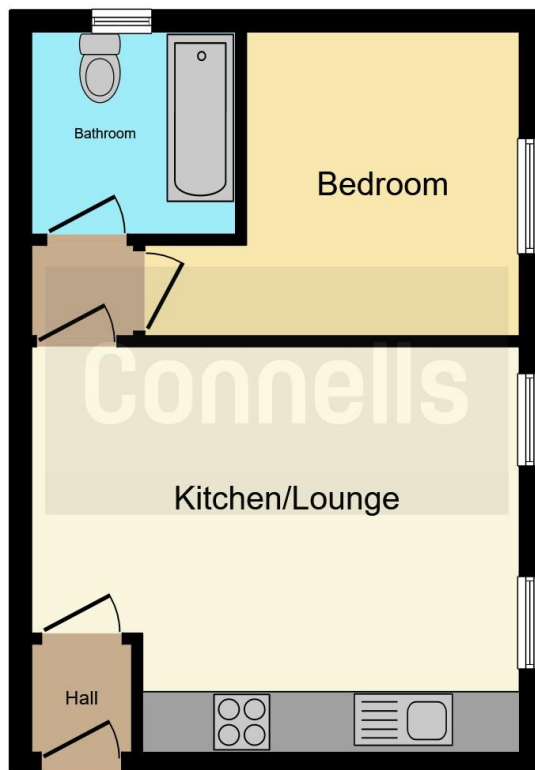
Bedroom One

Bathroom

Outside

Parking





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.focalagent.com



To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: B Council Tax
 Band: A

Service Charge:
 1320.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317461

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

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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Property Ref: LUT317461 - 0006