

for sale

**£150,000** Leasehold



## The Landmark Flowers Way Luton LU1 3GB

\*\*\*CHAIN FREE\*\*\*

This Two Bedroom Apartment located in The Town Centre Is Within Walking Distance To The Mainline Train Station and provides good transport links to the M1 Junction 10.

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# Property Details

## Entrance Hall

Intercom system. Storage heater. Airing cupboard.

## Kitchen / Lounge Area 22' 7" x 10' 10" ( 6.88m x 3.30m )

Double glazed window to front. Storage heater. TV and Telephone point. Spot lights.

## Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing for appliances. Fridge freezer

## Lounge

Double glazed window to front. Storage heater. TV and Telephone point. Spot lights.

## Bedroom One 15' 7" x 8' 6" ( 4.75m x 2.59m )

Double glazed window to front. Storage heater. Fitted wardrobes.

## En Suite

Low level WC. Wash hand basin. Shower cubicle. Radiator. Extractor fan. Shaver point. Fully tiled.

## Bedroom Two 10' 6" x 12' 4" ( 3.20m x 3.76m )

Fitted wardrobes. Spot lights. Storage heater. TV point.

## Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Extractor fan. Radiator.

## Outside

Allocated parking bay





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: LUT317747 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2831.00

Ground Rent: 225.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2016. 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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