



Connells

Chevette Court Kimpton Road
Luton

Chevette Court Kimpton Road Luton LU2 0GT

for sale
£230,000



Property Description

This chain free superb one-bedroom apartment is situated within the highly regarded Strawberry Star development and was constructed less than five years ago. Beautifully maintained by the current owner, the property is presented in excellent condition throughout and benefits from the remainder of its 10-year NHBC warranty, providing valuable peace of mind for prospective purchasers.

to cover the 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.

The accommodation centres around a spacious open-plan living area, perfectly suited to modern living. This bright and versatile space incorporates the lounge, dining area and contemporary fitted kitchen, creating an ideal setting for both everyday living and entertaining guests. The kitchen is fitted with a range of modern units and integrated appliances, combining practicality with style.

The property further benefits from a generous double bedroom and a well-appointed bathroom fitted with modern fixtures and fittings.

A particularly attractive feature is the exceptionally long lease, with over 900 years remaining, offering long-term security and minimal leasehold concerns.

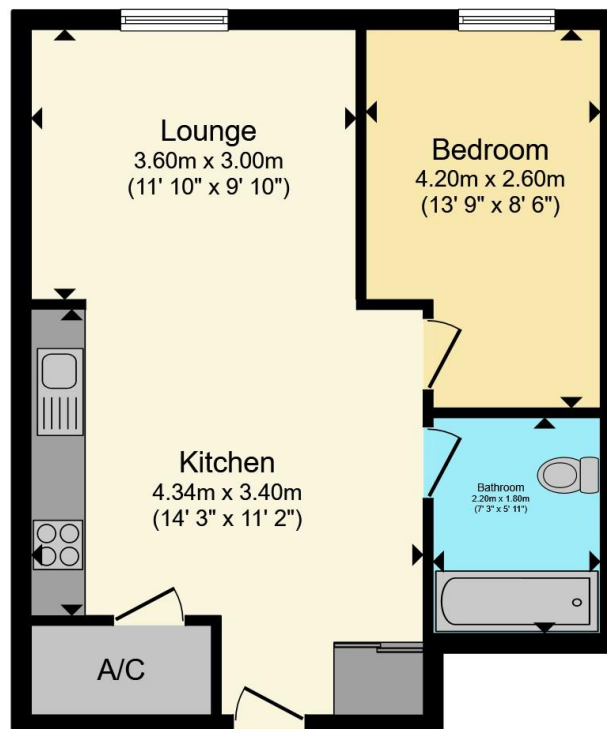
Chevette Court enjoys a highly convenient location, within easy walking distance of Luton Parkway Train Station.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted









Total floor area 46.1 m² (496 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: B

Council Tax
 Band: A

Service Charge:
 1800.00

Ground Rent:
 235.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318649

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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.

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LUT318649 - 0002