

Connells

Beechwood Road
Luton

# Beechwood Road
# Luton LU4 9SA

for sale
**£168,000**







## Property Description

Offered chain free, this beautifully refurbished one-bedroom ground floor flat is an ideal purchase for first-time buyers, downsizers, or investors. Located on Beechwood Road in the popular Challney area of Luton, the property benefits from a share of freehold and the rare advantage of having no service charge or ground rent.

Finished to a high standard throughout, the accommodation is ready to move straight into and includes an allocated parking space for convenient off-road parking.

Residents also have access to generous communal gardens to the rear, providing an attractive outdoor space to enjoy.

Beechwood Road is well positioned for local amenities, with a range of shops, supermarkets, and everyday conveniences nearby. Excellent transport links include Leagrave Thameslink Station, less than a mile away, offering direct services into London St Pancras. Luton town centre, the M1 motorway, and London Luton Airport are also easily accessible.

This is a fantastic opportunity to acquire a low-maintenance home in a sought-after location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted 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.

## Entrance Hall

Double glazed door to side aspect.

## Lounge

Double glazed window to front aspect. Electric radiator.

## Kitchen

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Electric hob with fan oven and extractor over.

## Bedroom One

Double glazed window to rear aspect. Radiator.

## Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Radiator.

## Front Garden

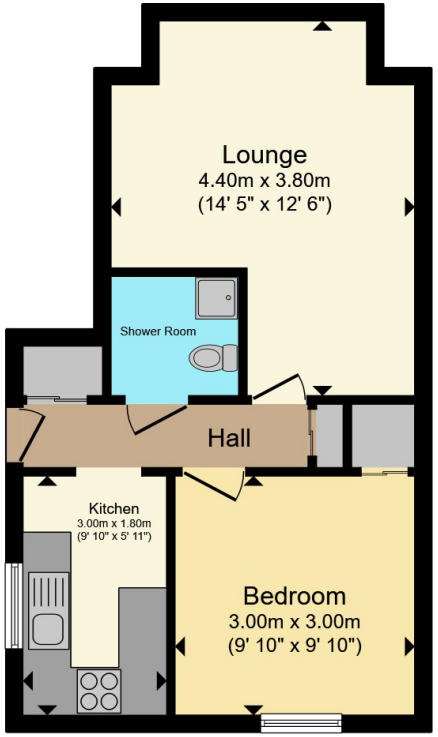
Parking.

## Rear Garden

Communal laid to lawn.












Total floor area 37.2 m² (400 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

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To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/LGR312372**

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.

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