



**Connells**

Armstrong Road  
Luton



### Property Description

\*\*\*OFFERED WITH NO UPPER CHAIN\*\*\*  
STUNNING DEVELOPMENT\*\*\*

Located in the popular REDROW development is this WELL PRESENTED ONE bedroom ground floor apartment

The property is a stones throw to Luton park way train station and Luton airport is within close proximity. In brief the apartment comprises of a communal entrance with secure intercom, an entrance hall, spacious open plan living and kitchen area. Two double bedrooms with an en-suite leading off bedroom one and bathroom. Externally there is a brick build bin storage unit and parking.

Armstrong Road is located of Kimpton Road which is on the new development in South Luton. Many local shops and amenities are located within walking distance including Luton Town Centre and both stations. Gypsy Lane is also within a short walk which has an array of shops. J10 of the M1 is also within easy reach. An ideal first time purchase or buy to let investment. Great Bus links also provide you with easy access to Dunstable and the Airport.

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### Entrance Hall

Door to front. Storage cupboard. Radiator.

### Open Plan Living Area

#### Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Integrated appliances.

#### Lounge

Double glazed window to rear, Storage cupboard. Radiator.

### Bedroom One

Double glazed window to rear. Fitted wardrobes. Radiator.

### Bathroom

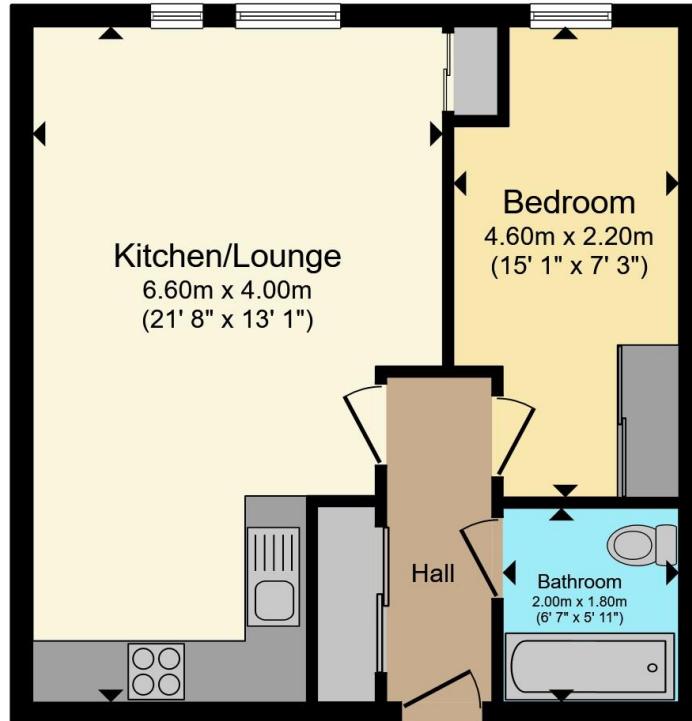
Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Fully tiled. Heated towel rail

### Outside

### Parking

Allocated parking bay





Total floor area 41.6 m<sup>2</sup> (447 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](http://www.propertybox.io)

Connells



To view this property please contact Connells on

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**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: B  
 Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT317849](http://connells.co.uk/Property/LUT317849)**

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.



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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