





### Property Description

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

We are delighted to offer this 4 bedroom town house. Within great links to the M1. This semi detached property is less than 10 years old and in immaculate condition. The property briefly comprises of : entrance hall, cloakroom, kitchen-diner, living area, family bathroom, 2 bedroom on the first floor, master bedroom with en-suite with 2 further rooms on the second floor. Also benefits from front , rear garden and garage.

Do not miss out. Call today to arrange a viewing 01582 450999

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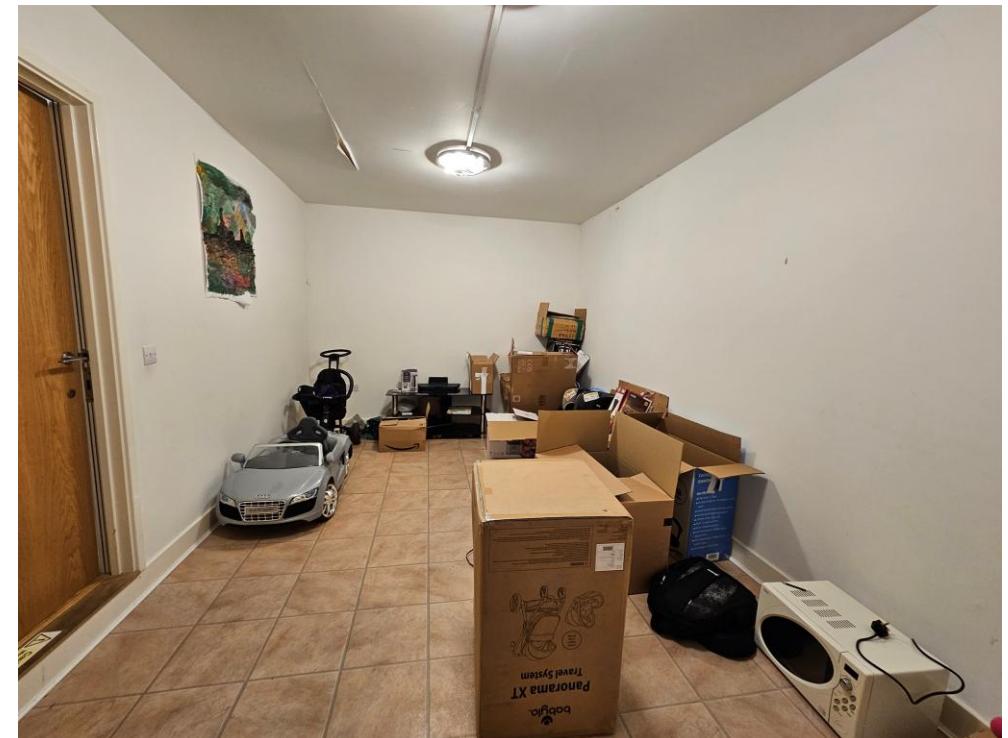
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To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

EPC Rating: C  
Council Tax  
Band: D

Service Charge: Ask  
Agent  
Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online connells.co.uk/Property/LUT317772](http://www.connells.co.uk/Property/LUT317772)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 07 Mar 2013. 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: LUT317772 - 0003