



**Connells**

Larkspur Gardens  
Luton



### Property Description

We are pleased to be selling this One bedroom first floor apartment located in the Challney catchment area off Waller Avenue.

This property is a perfect options for someone who is a first time buyer looking to get on the property ladder or looking for an investment opportunity as the apartment is close to amenities and the Leagrave train station.

The property benefits from: Entrance Hall, Lounge, Kitchen, Bedroom and Family Bathroom.

Externally you have communal grounds and allocated parking bay.











Total floor area 42.4 m<sup>2</sup> (456 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)



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: D Council Tax Band: B

Service Charge: 1898.00

Ground Rent: 118.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT318276](http://connells.co.uk/Property/LUT318276)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1993. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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