

for sale

£175,000 Leasehold



The Wickets Luton LU2 7JB

This exceptionally spacious and immaculately presented two-bedroom upper floor apartment, located just off Old Bedford Road, offers convenient access to Luton town centre and Luton mainline train station, making it an excellent choice for commuters, first-time buyers, or investors



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Property Details

Entrance

Security door to front. Stairs to top floor.

Entrance Hall

Door to front. Radiator.

Open Plan Lounge / Diner 20' 7" x 10' 10" (6.27m x 3.30m)

Double glazed windows to rear. Radiator.

Kitchen 6' 7" x 9' 7" (2.01m x 2.92m)

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Partly tiled. Gas hob. Electric oven. Cooker hood. Plumbing and space for appliances. Double glazed velux skylight window.

Bedroom One 11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed velux skylight window. Radiator.

Bedroom Two 9' 7" x 7' 8" (2.92m x 2.34m)

Double glazed velux skylight window. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Fully tiled. radiator. Double glazed velux skylight window.

Outside

Communal Parking





To view this property please contact Connells on

T 01582 450 999
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83-83A George Street
LUTON LU1 2AT

Property Ref: LUT318024 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2165.00

Ground Rent: Ask Agent

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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