



Connells

Buxton Road
Luton



Property Description

GUIDE PRICE £190,000**

Are you looking a first-time buyer looking to get onto the property ladder? Are you a seasoned investor looking to grow your portfolio? Look no further!!!

Located in the central of Luton is this deceptively spacious TWO bedroom ground floor flat with a garden space. There area is very popular with first time buyers and investors as Luton mainline station and Luton town centre is within close proximity. In brief the property comprises of its own front door. Lounge, kitchen/diner, two good sized bedrooms and bathroom. Externally there is a low maintenance rear garden.

CALL NOW TO VIEW!!!

Lounge

15' 1" x 9' 6" (4.60m x 2.90m)

Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom One

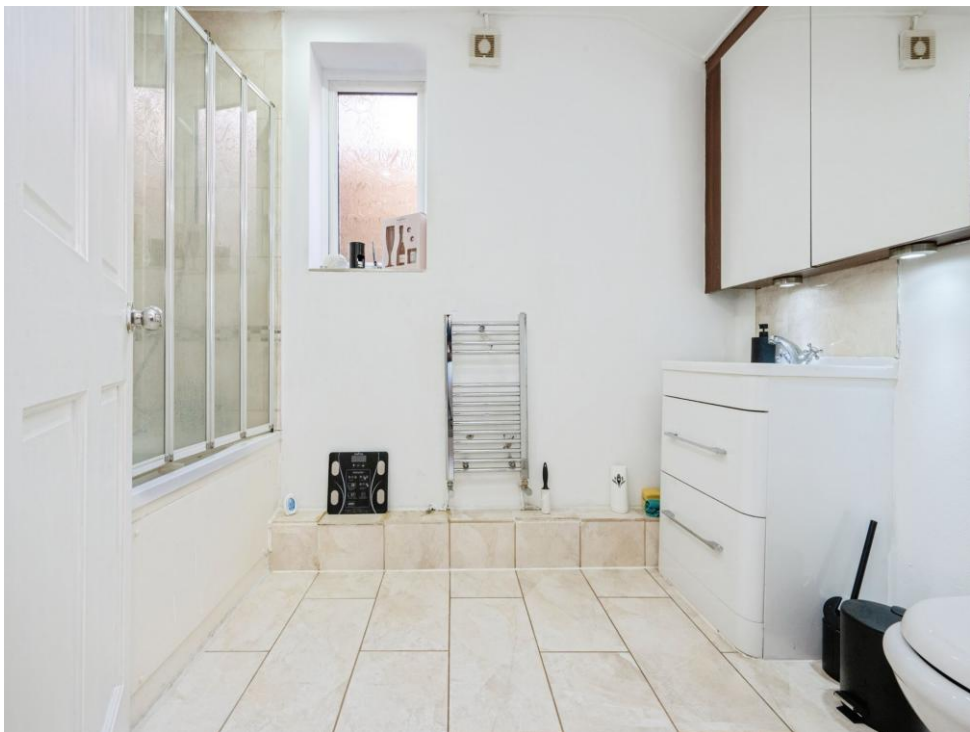
14' 5" x 9' 2" (4.39m x 2.79m)

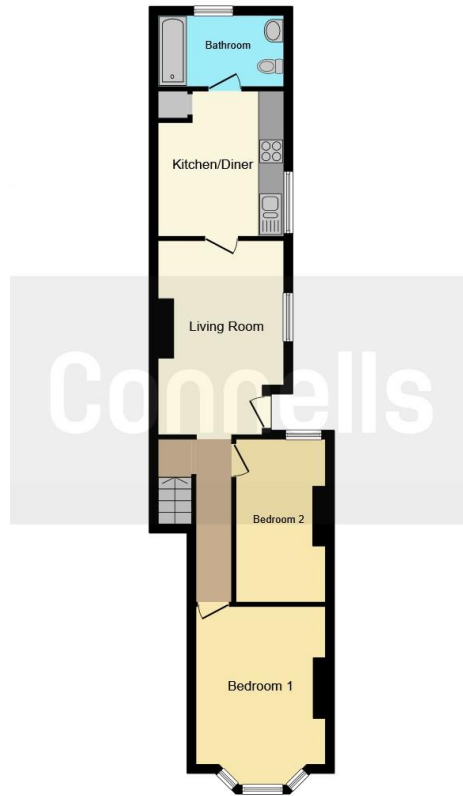
Bedroom Two

14' 5" x 9' 2" (4.39m x 2.79m)

Bathroom







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.focalagent.com

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: D Council Tax
 Band: B

Service Charge: 420.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318307

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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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