

Connells

Breton House Old Bedford Road
Luton

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Luton LU2 7HJ

for sale
£215,000







Property Description

This spacious and well-presented two-bedroom apartment is ideally located within walking distance of Luton town centre and Luton Mainline Train Station, making it perfect for commuters and those seeking convenient access to local amenities.

Built just two years ago and maintained to a high standard throughout, the property benefits from the remainder of an 8-year new build warranty, offering peace of mind for prospective purchasers. The accommodation provides modern and stylish living space, ideal for contemporary lifestyles.

Conveniently positioned with excellent transport links, the apartment offers easy access to M1 Junction 10, making travel to London, the surrounding areas, and London Luton Airport straightforward.

An excellent opportunity for first-time buyers, professionals, or investors looking to add a low-maintenance property to their portfolio. Early viewing is highly recommended.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.

Entrance Hall

Door to front. Two storage cupboards. Security telephone/video intercom. Spotlights.

Lounge

24' 9" x 10' 4" (7.54m x 3.15m)

Double glazed patio doors to access the balcony. Radiator. Spotlights.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Combi boiler. Plumbing and space for appliances. Spotlights. Breakfast bar. Radiator. Two double glazed windows to rear.

Bedroom One

15' x 9' 3" (4.57m x 2.82m)

Double glazed window to side. Radiator. Spotlights.

Bedroom Two

15' x 7' 1" (4.57m x 2.16m)

Double glazed window to front. Radiator. Spotlights.

Bathroom

Fitted with low level wc. Vanity unit. Bath with mixer taps and shower attachment. Extractor fan. Spotlights. Heated towel radiator. Fully tiled. Double glazed window to side.

Outside







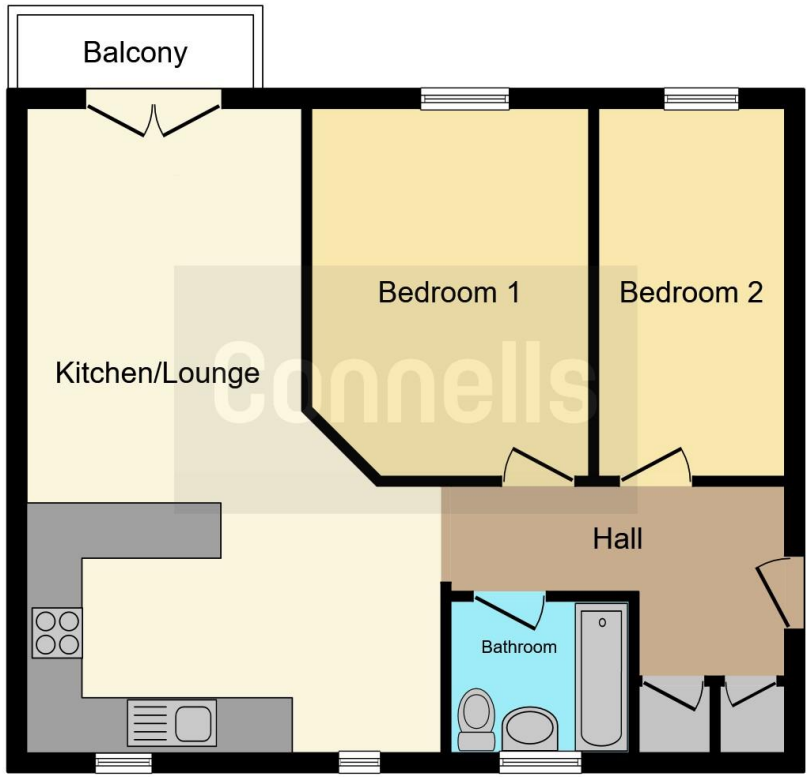









SENSODYNE



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

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83-83A George Street
LUTON LU1 2AT

EPC Rating: B

Council Tax Band: B

Service Charge: 2500.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318757

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2023. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.