



New Bedford House Dudley Street  
Luton



## Property Description

\*\*\*Chain Free\*\*\*

This One Bedroom Upper Floor Apartment Is Perfect For Someone Who Is Looking For An Investment Which Is Close To All Amenities. The Property Benefits From Security Entry. Entrance Hall, Open Plan Lounge / Kitchen, One Bedrooms, Study & Family Bathroom.

Located Within Walking Distance To The Town Centre And Mainline Train Station

### Entrance Hall

### Study

6' 9" x 9' 9" ( 2.06m x 2.97m )

### Kitchen / Diner

13' 1" x 12' 2" ( 3.99m x 3.71m )

### Bedroom One

9' 5" x 8' ( 2.87m x 2.44m )

### Bathroom

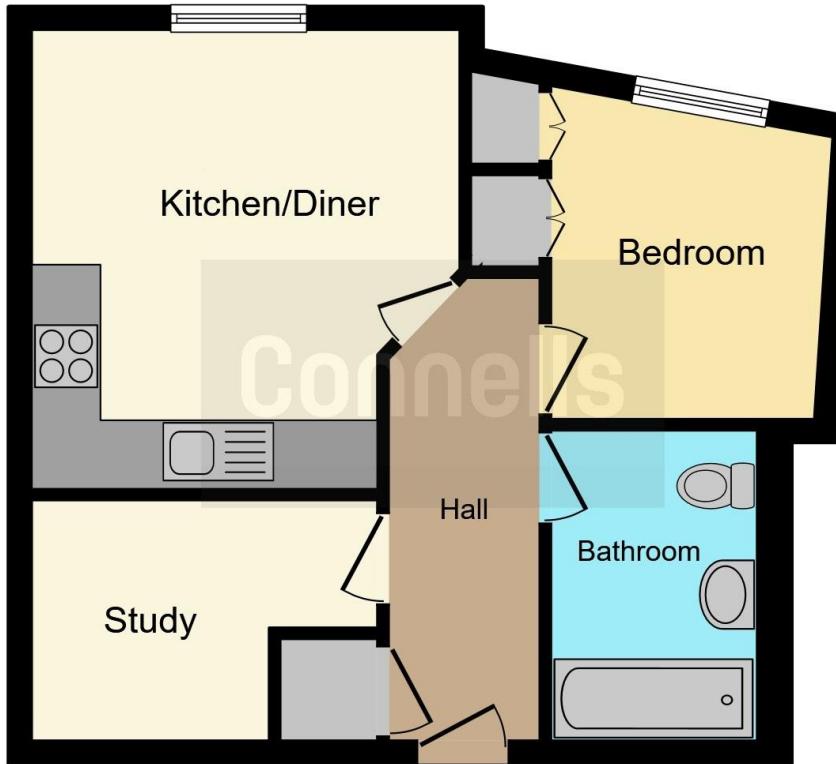
### Outside











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](http://www.focalagent.com)

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: B

Council Tax  
 Band: A

Service Charge:  
 1040.00

Ground Rent:  
 615.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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.

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Property Ref: LUT317356 - 0008