

for sale

fixed price **£135,000** Leasehold



Bedford Heights Old Bedford Road Luton LU2 7NZ

\*\*\*\* CHAIN FREE \*\*\*\*CENTRAL LOCATION\*\*\*\*

Offered with no upper chain is this one-bedroom apartment is very well suited for a first-time buyer or an investors

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# Property Details

## Communal Entrance Entrance

Door to front. Security Phone.

## Open Plan Living Area Lounge

Double glazed windows to front. Spotlights to ceiling. Radiator.  
Laminate flooring.

## Kitchen

Fitted with wall and base units. Stainless steel sink drainer.  
Work surfaces. Integrated fridge freezer. Electric oven. Gas  
hob. Cooker hood. Plumbing and space for appliances.  
Spotlights to ceiling. Double glazed window to front.

## Bedroom One

Double glazed window. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer  
taps and shower attachment

## Outside

## Communal Gardens





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

Property Ref: LUT317720 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 850.00

Ground Rent: 200.00

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.

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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