

for sale

fixed price

**£140,000 Leasehold**



**Bedford Heights Old Bedford Road Luton LU2 7NZ**

**\*\*OFFERED WITH NO UPPER  
CHAIN\*\*\*\*CENTRAL LOCATION\*\*\*\***

Offered with no upper chain is this one-bedroom apartment located in central Luton.



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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**

83-83A George Street  
LUTON LU1 2AT

Property Ref: LUT317720 - 0003

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.

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