



Connells

Astra Court Colin Road
Luton



Property Description

Connells Luton are pleased to offer this well-presented first floor studio apartment which offers a practical and well-balanced layout, making it an ideal purchase for first-time buyers or investors alike.

The property comprises a bright and spacious main bedroom measuring approximately 4.60m x 2.90m, providing ample space for both bed and bedroom furnishings.

The living space is complemented by a separate lounge area (3.00m x 2.97m), creating a versatile layout rarely found in studio-style properties.

A fitted kitchen is conveniently positioned off the lounge and offers a functional workspace.

The property benefits from a pleasant flow throughout, with well-defined living areas and natural light from multiple aspects. With a total floor area of approximately 28 sq. metres (302 sq. ft.), this home offers comfortable living in a compact and manageable space.

Situated in Luton, the property is ideally located for easy access to local amenities, transport links, and commuter routes, making it a convenient choice for a wide range of buyers.

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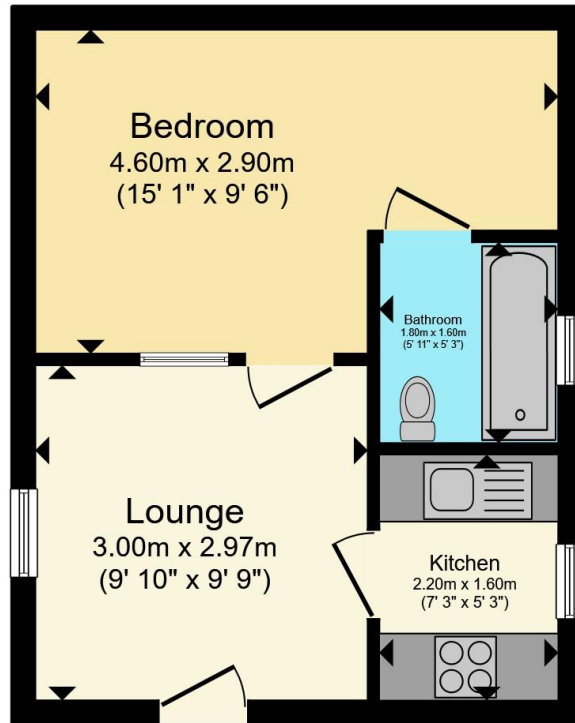
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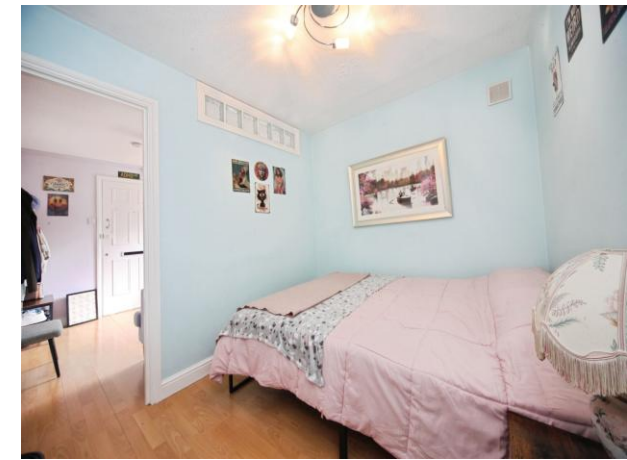
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Total floor area 28.0 m² (302 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: C Council Tax
 Band: A

Service Charge:
 1600.00

Ground Rent:
 127.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318327

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 1983. Should you require 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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