



Connells

Hatton Place Midland Road
Luton



Property Description

A Two Bedroom Apartment situated on the Sixth Floor is located close to the Town Centre and Train Station.

This Chain Free property benefits from a Lounge, Kitchen, En-Suite to Master Bedroom, Bathroom, Security Entry, Lift to Sixth Floor,

Entrance Hall

Door to front. Storage cupboard.

Lounge

22' 8" x 12' 7" (6.91m x 3.84m)

Double glazed window to side. Storage heater. Patio doors onto balcony facing rear of property.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces, Double glazed window to side. Space for fridge/freezer. Plumbing for dish washer and washing machine. Electric oven and hob with cooker hood. Extractor fan.

Bedroom One

12' 9" x 12' 7" (3.89m x 3.84m)

Double glazed window to rear. Storage heater.

En-Suite

Low level WC with wash hand basin. Shower cubicle. Extractor fan. Partly tiled.

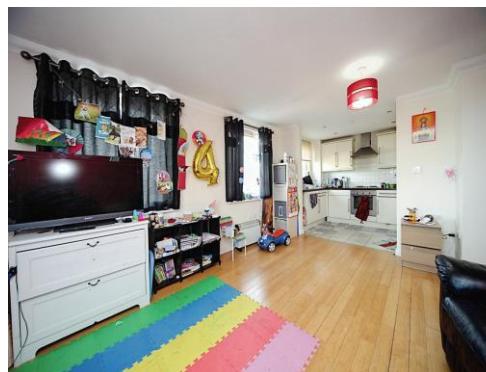
Bedroom Two

10' x 7' 2" (3.05m x 2.18m)

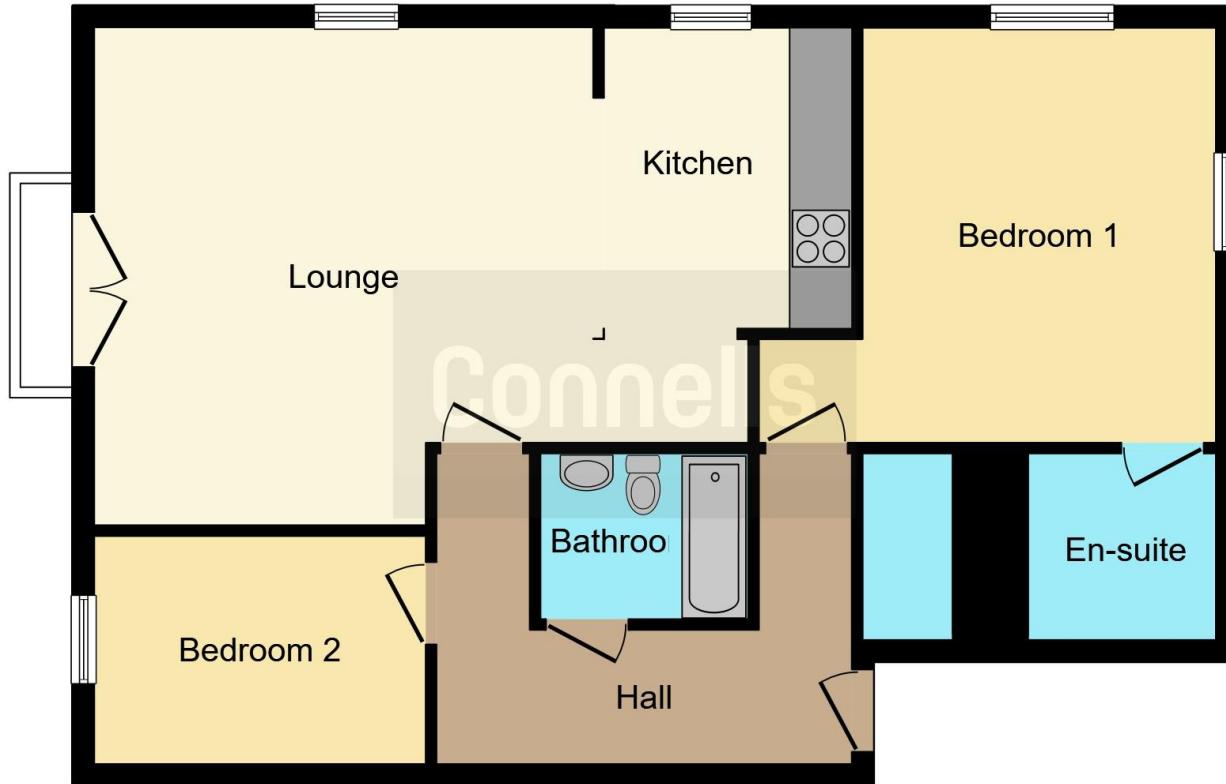
Double glazed window to rear. Storage heater

Bathroom

Bath with mixer tap. Shower. Low level WC with wash hand basin. Extractor fan. Fully tiled.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B

Service Charge: Ask
 Agent

Ground Rent:
 325.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316552

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Aug 2004. 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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