

for sale

£180,000 Leasehold



Bedford Heights Old Bedford Road Luton LU2 7NZ

Connells are pleased to present this two-bedroom apartment located in the heart of Central Luton, offered with no upper chain. This well-positioned property is ideal for first-time buyers or investors, providing both convenience and strong rental potential.



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Property Details

Entrance

Security door to front.

Entrance Hall

Storage cupboards

Open Plan Living Area 21' 7" x 10' 6" (6.58m x 3.20m)

Lounge

Double glazed window to rear. Radiator. TV and Telephone point.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven. Gas hob. Plumbing and space for appliances. Boiler.

Bedroom One 14' 1" x 7' 2" (4.29m x 2.18m)

Double glazed window to front. Radiator.

Bedroom Two 13' x 9' (3.96m x 2.74m)

Double glazed window to front. Radiator.

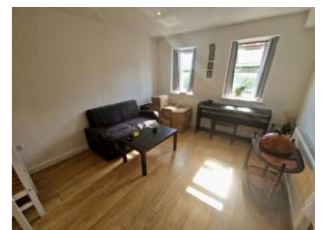
Bathroom

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

Outside

Parking

Allocated Parking





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: LUT317853 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1200.00

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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