



Connells

Warwick Road West
Luton



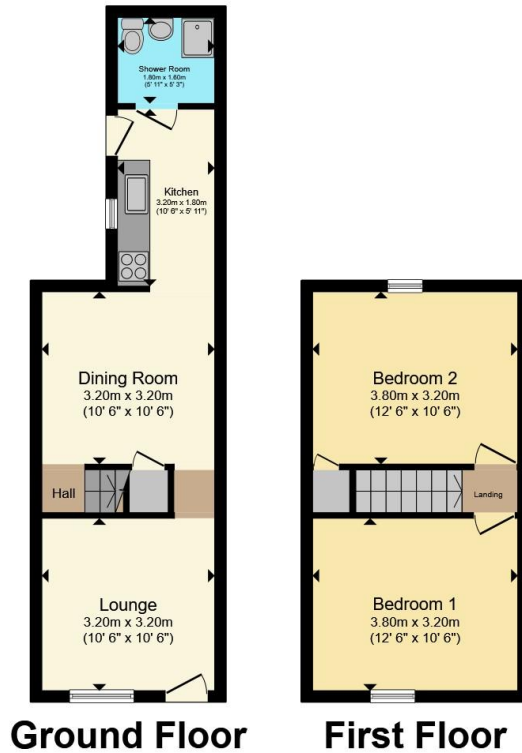
Property Description

Nestled in the highly sought-after Bury Park area of Luton, this charming two-bedroom home on Warwick Road West presents an excellent opportunity for first-time buyers and astute investors alike. The property benefits from two well-proportioned reception rooms and two generous double bedrooms, offering flexible and comfortable living space.

The location is a key highlight. Bury Park is well known for its vibrant community, excellent local amenities, and convenient transport links. Residents enjoy easy access to a wide range of shops, restaurants, and reputable schools, all within close proximity. Luton town centre, with its extensive shopping facilities and mainline railway station providing fast links to London, is just a short distance away. For commuters, the M1 motorway is readily accessible, connecting to the wider road network.







Total floor area 60.9 m² (656 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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EPC Rating: E Council Tax Band: A

view this property online connells.co.uk/Property/LUT318183

Tenure: Freehold



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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