



Flint Court Farley Hill
Luton LU1 5HH

for sale offers in excess of
£100,000



Property Description

Connells are delighted to bring to the market this well-presented first floor studio apartment, ideally situated within easy reach of Luton town centre, the mainline railway station, local schools and a variety of everyday amenities.

The property offers well-proportioned accommodation throughout, comprising an entrance hall leading to a bright and spacious open plan lounge/kitchen area, providing ample space for both living and dining. The fitted kitchen offers a range of wall and base units, creating a practical and functional living environment.

In addition, the property benefits from a separate bedroom, offering greater privacy and versatility than many traditional studio layouts. A bathroom fitted with a three-piece suite completes the accommodation.

Externally, residents can enjoy well-maintained communal gardens and the added convenience of an allocated parking space.

This property would make an ideal first-time purchase, buy-to-let investment or commuter base thanks to its excellent location, with Luton town centre and the mainline station both within easy reach, providing direct links into London and beyond.

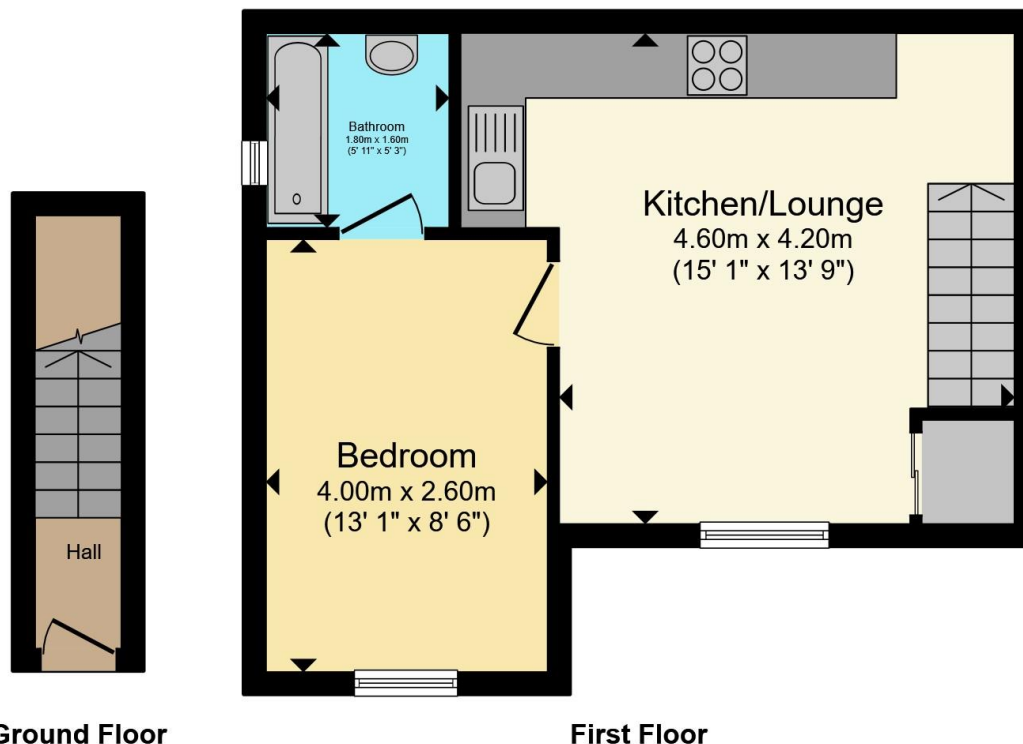
Early viewing is highly recommended.

Agents Note

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.







Total floor area 38.1 m² (410 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

Connells

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: D

Council Tax
Band: A

Service Charge:
1420.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318502

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: LUT318502 - 0003