



Connells

Brook Street
Luton



Property Description

No Upper Chain | Three Double Bedrooms | Walking Distance to Station & Town Centre
Situated within walking distance of Luton's mainline train station and town centre, this spacious and well-presented three-bedroom apartment is ideal for first-time buyers and buy-to-let investors.

The property comprises an entrance hall leading to a generous lounge/diner, a separate kitchen/diner, three well-proportioned double bedrooms, and a family bathroom, offering excellent living space throughout.

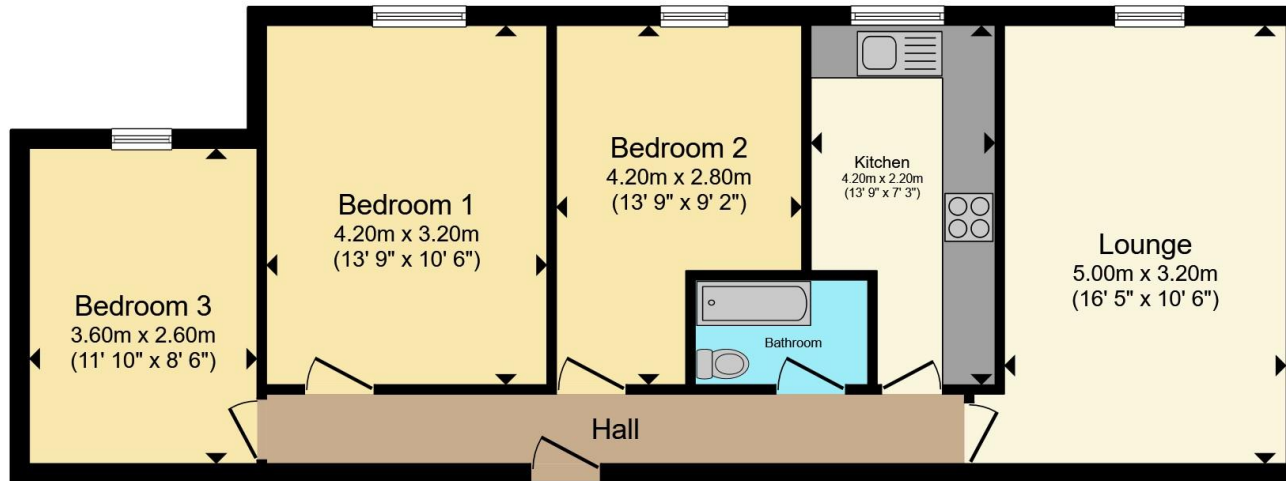
Located on Brook Street, just off the popular New Bedford Road, the property benefits from easy access to local shops, reputable schools, and excellent transport links, including direct trains into London.











Total floor area 67.8 m² (730 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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83-83A George Street
 LUTON LU1 2AT

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge:
 1307.08

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318397

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1974. 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.

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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