



Connells

Studley Road
Luton



Property Description

Ground Floor Studio Maisonette | Studley Road, Luton | 25% of Freehold included

Located just off Biscot Road on the popular Studley Road, this ground floor studio maisonette offers an excellent opportunity for first-time buyers and investors alike.

The accommodation comprises an entrance hall, a spacious lounge/bedroom area, fitted kitchen and bathroom. Further benefits include communal parking to the rear of the property.

Ideally situated within easy reach of Luton Town Centre and Luton Train Station, the property is also conveniently located for local shops, amenities and transport links.

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.

Entrance

Door to front

Lounge

10' 1" x 9' 8" (3.07m x 2.95m)

Double glazed window to rear. Radiators. TV point.

Kitchen

10' x 8' (3.05m x 2.44m)

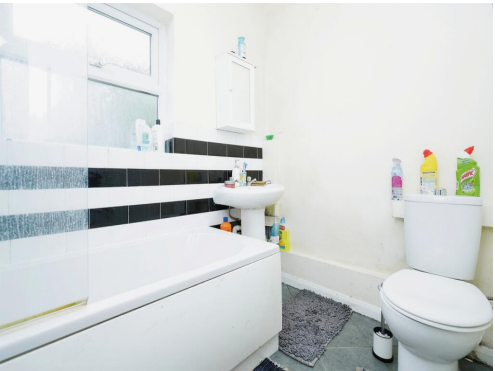
Fitted with wall and base units. Sink drainer. Work surfaces. Boiler. Electric oven & hob. Plumbing and space for appliances. Double glazed door and window to side.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Radiator. Partly tiled

Parking

Communal parking to the rear





To view this property please contact Connells on

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83-83A George Street
LUTON LU1 2AT

EPC Rating: E

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318640

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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