



**Connells**

Rothesay Road  
Luton

Rothesay Road  
Luton LU1 1QZ

for sale guide price  
**£140,000**



### Property Description

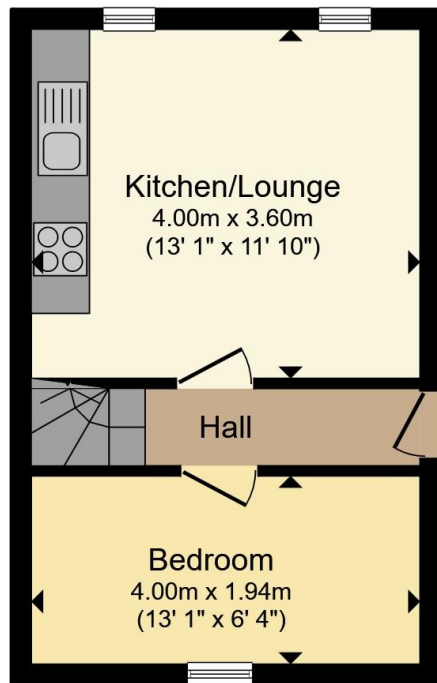
This First Floor Two Bedroom Split Level Apartment Situated Within Walking Distance To The Luton Train Station and Town Centre with Access to All Amenities. The Property Benefits From Being Chain Free and Is Ideal For Investor and First time Buyers. The Property Benefits From An Entrance Hall, Lounge, Kitchen and Two Bedrooms And A Family Bathroom.



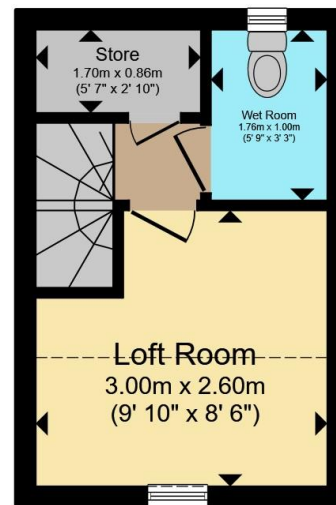








**Ground Floor**



**First Floor**

Total floor area 40.3 m<sup>2</sup> (434 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

**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: 1200.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT318191](http://connells.co.uk/Property/LUT318191)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Sep 2016. 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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Property Ref: LUT318191 - 0002