



**Connells**

Dunstable Road  
Luton



### Property Description

Are you a first-time buyer looking to get onto the property ladder? Are you a seasoned investor looking to get onto the property ladder? Look no further!!!!

Offered with no upper chain is this spacious fully refurbished ground floor one bedroom flat located on Dunstable Road close to Bury Park and Luton Town Centre with all the shops, services and amenities they have to offer.

In brief the property comprises of entrance hall, Bay window fronted Lounge/dining Room, Kitchen, Bathroom, Double Bedroom.

CALL NOW TO VIEW!!!!

### Entrance Hall

Door to front. Electric heater.

### Lounge

15' 7" x 12' 2" ( 4.75m x 3.71m )

Double glazed door to front. Double glazed window to front. TV & Telephone point. Electric heater.

### Kitchen

8' 2" x 9' 4" ( 2.49m x 2.84m )

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

### Landing

### Bedroom One

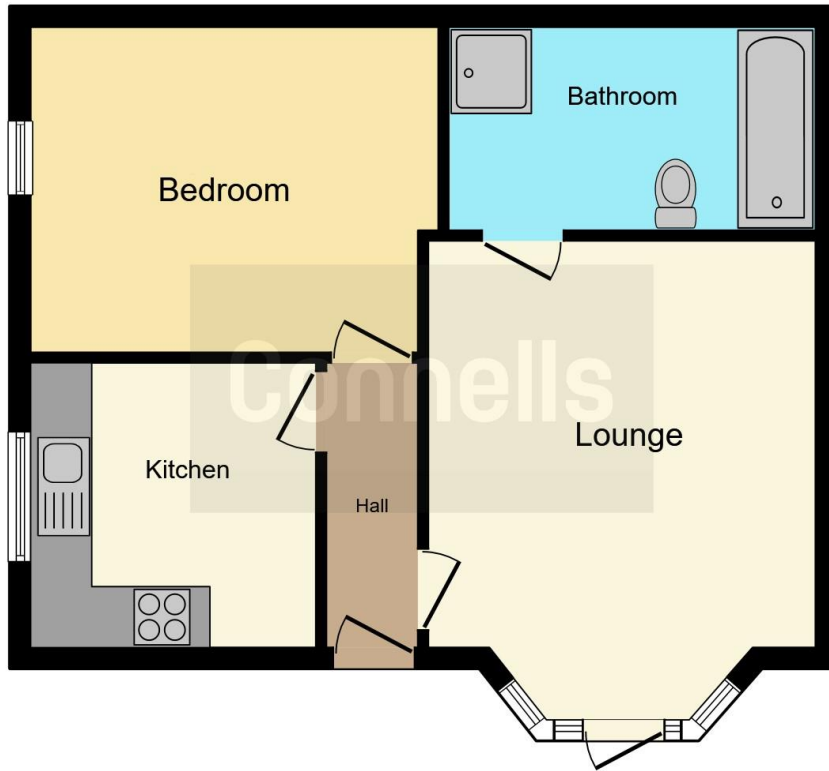
13' 1" x 10' 4" ( 3.99m x 3.15m )

Double glazed window to side. Electric heater.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Partly tiled. Storage cupboard. Electric heater.





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.focalagent.com

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: E Council Tax Band: A

Service Charge: 1750.00

Ground Rent: 75.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT316893](https://www.connells.co.uk/Property/LUT316893)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 10 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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