





Property Description

A rarely available three-bedroom ground floor flat in the highly sought-after Farley Hill area of Luton. The property features a spacious open-plan lounge/diner, fitted kitchen, two double bedrooms, a further single bedroom, family bathroom, separate WC, and the added benefit of an allocated garden.

Ideally located, the property benefits from excellent access to local schools, shops, transport links, and Junction 10 of the M1 motorway, making it an ideal purchase for families, first-time buyers, or investors alike.

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

Communal Entrance

Entrance Hall

Door to front. Storage cupboard. Tiled flooring

Lounge/ Dining

Double glazed window to front and rear. Tiled flooring. TV & Telephone point. Access to kitchen

Kitchen

Fitted with wall and base units. Stainless steel sink drainer, Work surfaces. Plumbing and space for washing machine. Integrated appliances. Tiled flooring. Double glazed window to side

Hall

Access to all rooms

Bedroom One

Double glazed window front. Radiator. Fitted wardrobes. Dressing table

Bedroom Two

Double glazed window to rear. Radiator.

Freestanding wardrobe.

Bedroom Three

Double glazed window to front. Radiator.

W C

Fitted with low level wc. Tiled flooring. Double glazed obscured window to rear.

Shower Room

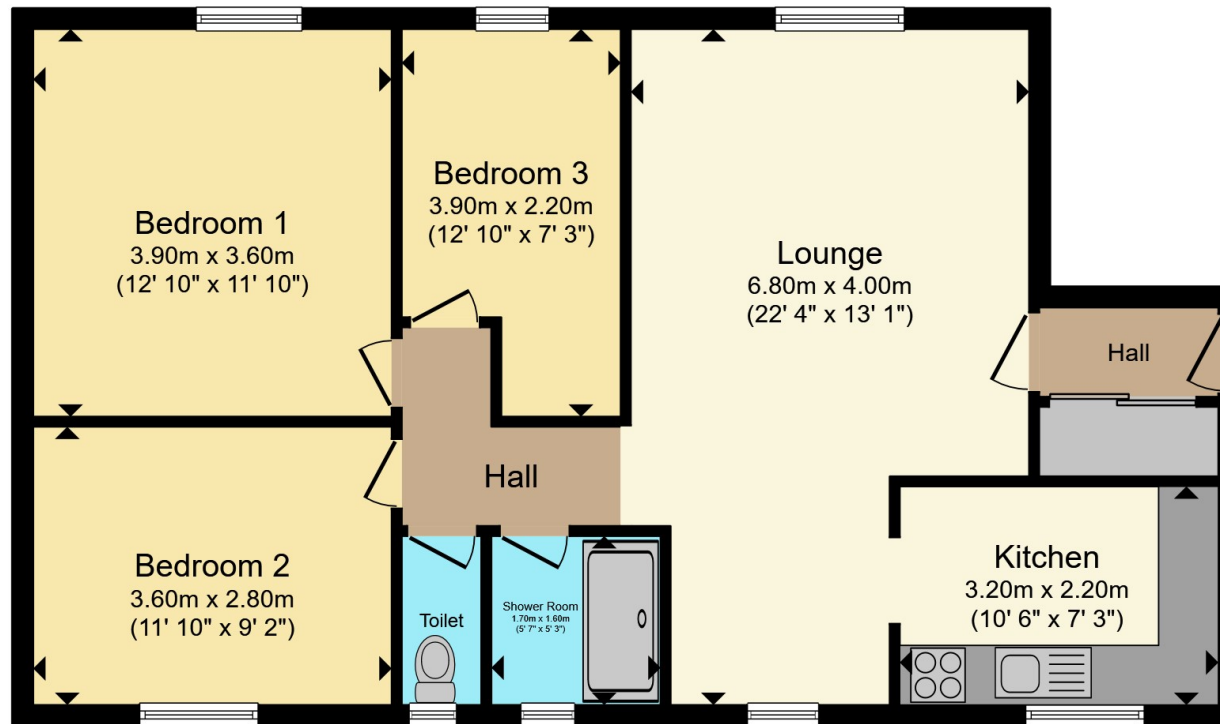
Fitted with walk in shower. Wash hand basin. Extractor fan. Fully tiled. Double glazed obscured window to rear.

Rear Garden

Communal Gardens







Total floor area 75.6 m² (814 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

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83-83A George Street
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EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318540

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Aug 1988. 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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