



Connells

Downton Court Brook Street
Luton



Property Description

This Two Bedroom Ground Floor Apartment Situated Close to the Town Centre and Train Station Is a Perfect Opportunity for FTB and Investors. This Property Benefits from a Lounge, Kitchen, Bathroom and Two Bedroom With Access To A Communal Garden.

Entrance Hall

Door to front

Lounge

TV & Telephone point. Radiator. French doors to rear. Access to communal garden.

Kitchen

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 rear.

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

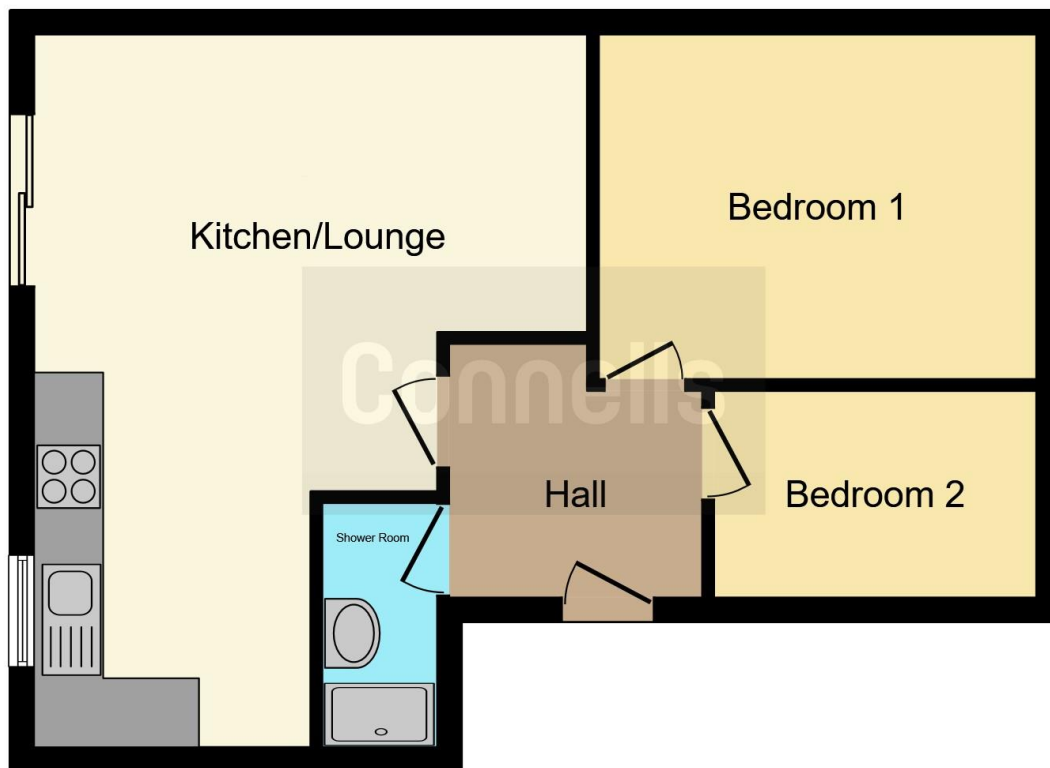
Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Fully tiled.

Outside





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

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: B

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316750

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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