



Connells

William Street  
Luton



### Property Description

This three-bedroom, split-level top-floor apartment offers generous living space and the rare advantage of a private garden. Ideally located close to Luton Mainline Train Station and within easy walking distance of the town centre, this home provides both convenience and comfort.

The accommodation comprises an entrance hall, a bright lounge/kitchen, two well-proportioned bedrooms, and a family bathroom on the main level. On the upper floor, you'll find a spacious master bedroom complete with its own ensuite.

This property offers flexible living, modern convenience, and excellent access to local amenities—perfect for commuters, investors, or first-time buyers.

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This property offers flexible living, modern

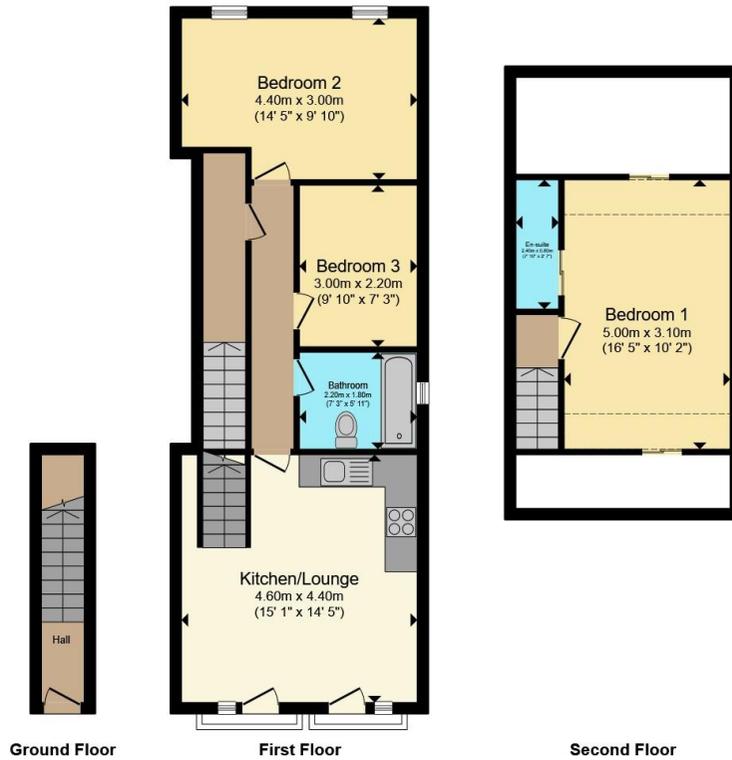
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Total floor area 78.1 m<sup>2</sup> (840 sq.ft.) approx

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](http://www.propertybox.io)



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: B Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 225.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT318021](http://connells.co.uk/Property/LUT318021)**

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.

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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