





Property Description

This Two Double Bedroom Upper Floor Flat is situated just off the New Bedford Road and has Great Views Overlooking Wardown Park. The property benefits from an Entrance Hall, Open Plan Lounge/Kitchen, En-Suite to Master Bedroom, Bathroom and is Close to All Transport Links.

Primrose Close is a popular location close to all essential amenities including shops, schools, doctor surgeries, and Luton mainline train station with its fast and frequent service into Central London and beyond. The accommodation comprises entrance hall, living room which adjoins kitchen, two double bedrooms and a shower bathroom, externally there are communal grounds and allocated secure parking. 977 LEASE.

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Entrance Hall

Door to front. Radiator.

Open Plan Living Area

17' 7" x 9' 8" (5.36m x 2.95m)

Kitchen / Living

Kitchen:

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

Living Room:

Double glazed window to rear and side. Double glazed sliding doors to balcony. Radiator.

Balcony

Bedroom One

11' 1" x 12' 4" (3.38m x 3.76m)

Double glazed window to rear. Radiator.

Storage cupboard.

Bedroom Two

8' 5" x 8' 2" (2.57m x 2.49m)

Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Radiator. Extractor fan. Partly tiled.

Outside

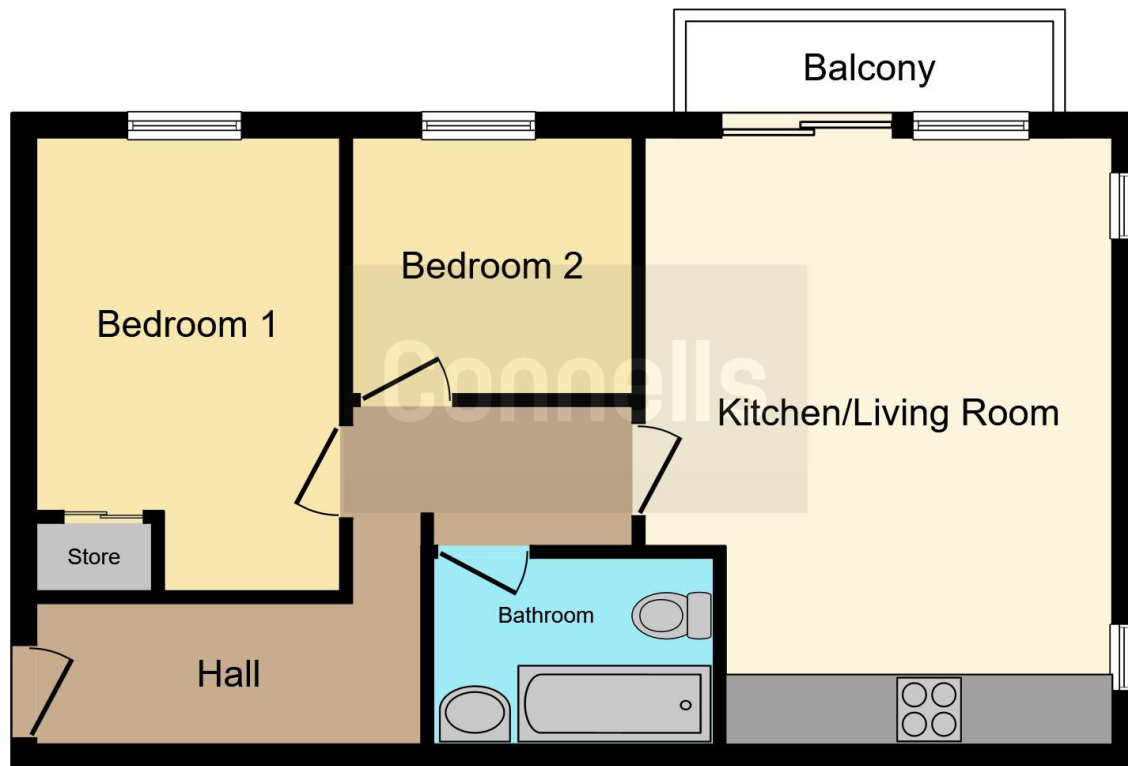
Communal Garden

Access to communal garden.

Parking

Allocated parking space





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
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EPC Rating: B Council Tax Band: C

Service Charge: 1784.00

Ground Rent: 202.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316059

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. 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.

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