

Connells

Flint Court Farley Hill
Luton

Flint Court Farley Hill
Luton LU1 5HH

for sale guide price
£90,000







Property Description

Connells are delighted to offer this well-presented first-floor studio apartment, conveniently located close to Luton town centre, the mainline railway station, local schools, and a range of amenities.

The accommodation comprises an entrance hall, a bright and spacious open-plan lounge/kitchen area, a fitted kitchen with a range of units, a separate bedroom area providing added privacy, and a bathroom fitted with a three-piece suite.

Externally, the property benefits from well-maintained communal gardens and an allocated parking space.

Ideally suited to first-time buyers, investors, or commuters, the property enjoys excellent access to Luton town centre and the mainline station, offering direct rail links into London and beyond.

Early viewing is highly recommended.

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.







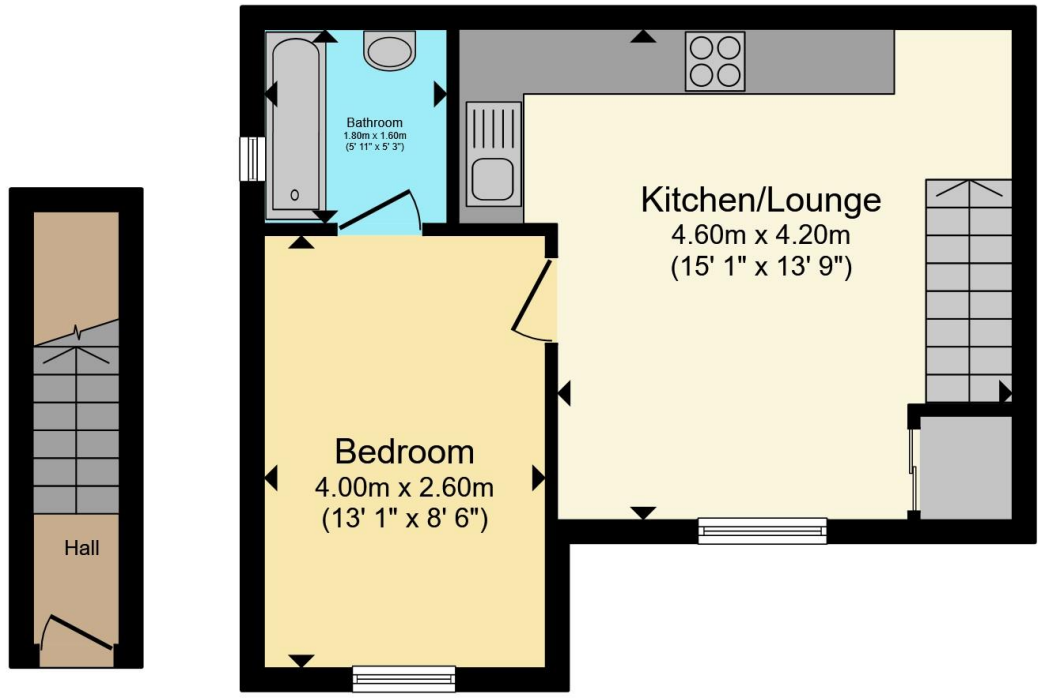












Total floor area 38.1 m² (410 sq.ft.) approx

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

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: D

Council Tax Band: A

Service Charge: 1420.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318502

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.