



Connells

Cardigan Gardens Cardigan Street
Luton



Property Description

Situated in a convenient and well-connected area of Luton, this one-bedroom first floor flat offers well-proportioned accommodation throughout, making it an excellent opportunity for first-time buyers or buy-to-let investors alike.

The property comprises a welcoming entrance hall leading to all rooms. The spacious living room provides a comfortable area for both relaxing and entertaining.

The bedroom is a good-sized double, offering plenty of space for furnishings, and is complemented by a bathroom suite comprising essential fittings.

Further benefits include a practical layout, good natural light throughout, and a location that is within easy reach of local shops, schools, and transport links, including access into Luton town centre.

This property represents a fantastic opportunity to acquire a low-maintenance home in a popular residential area.

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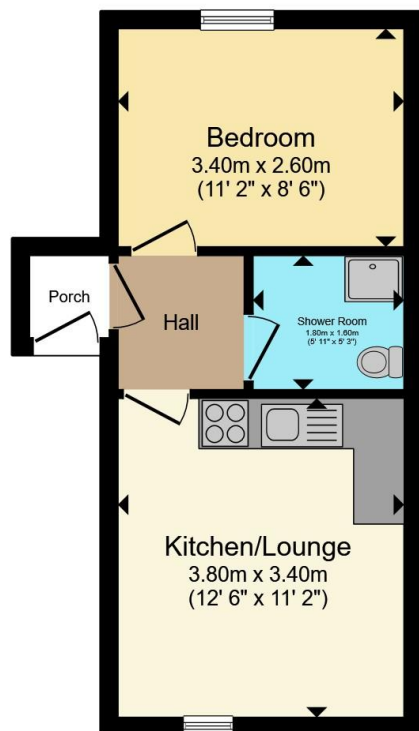
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Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.





Total floor area 27.9 m² (300 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
 LUTON LU1 2AT

EPC Rating: E Council Tax
 Band: A

Service Charge: 993.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318353

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1988. 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.

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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