

for sale

offers over **£135,000**



## Kingsland Court Kingsland Road Luton LU1 3DS

Connells are pleased to offer this **\*\*\*CHAIN FREE\*\*** Two Bedroom Apartment Situated in the Town Centre of Luton.

Ideal for **\*\*INVESTMENT BUYERS\*\*** This Property Benefits From a Lounge, Kitchen, Bathroom and offers Access to All Transport Links.



# Kingsland Court Kingsland Road Luton LU1 3DS

## Entrance Hall

Door to front. Under stairs cupboard. Radiator.

## Lounge

17' 5" x 11' 4" ( 5.31m x 3.45m )

Double glazed window to rear. Radiator. Telephone and TV point. Balcony leads from front room.

## Kitchen

12' 1" x 8' 6" ( 3.68m x 2.59m )

Fitted kitchen with was range of wall and base units. Double glazed window to rear. 1 bowl sink/drainers with work surfaces. Electric oven and hob. Plumbing for washing machine. Fridge/freezer. Central heating boiler. Radiator.

## Bedroom 1

12' 5" x 9' 4" ( 3.78m x 2.84m )

Double glazed window to front. Fitted wardrobes front and side. Radiator.

## Bedroom 2

11' 3" x 8' 2" ( 3.43m x 2.49m )

Double glazed window to side. Fitted wardrobes. Radiator.

## Bathroom

Bath with mixer taps and shower. Low level WC with wash had basin. Extractor fan. Fully tiled.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

Property Ref: LUT313746 - 0015

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online** [connells.co.uk/Property/LUT313746](http://connells.co.uk/Property/LUT313746)

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Mar 1989. 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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