





Hiltons Estates brings to the market this Spacious Studio flat ideally located in Luton LU1. The property comprises an entrance hallway leading to an open plan living/kitchen/diner/bedroom and private shower room. There is a 24 hr concierge service and gated off street parking for 2 cars. Luton Rail and Bus Station , EMR, Thameslink, Great Northern are within walking distance as is the University of Bedfordshire. Easy access to the M1, London Luton Airport and Luton/Dunstable Hospital. Brilliantly located this is an excellent opportunity for First time buyers, Commuters and INVESTORS. Call NOW for further details, not to be missed. Viewings available.

Spacious modern Studio flat in LU1

24hr Concierge service, gated off street parking 2 spaces

Walking distance to Luton Rail/Bus Station, University of Bedfordshire

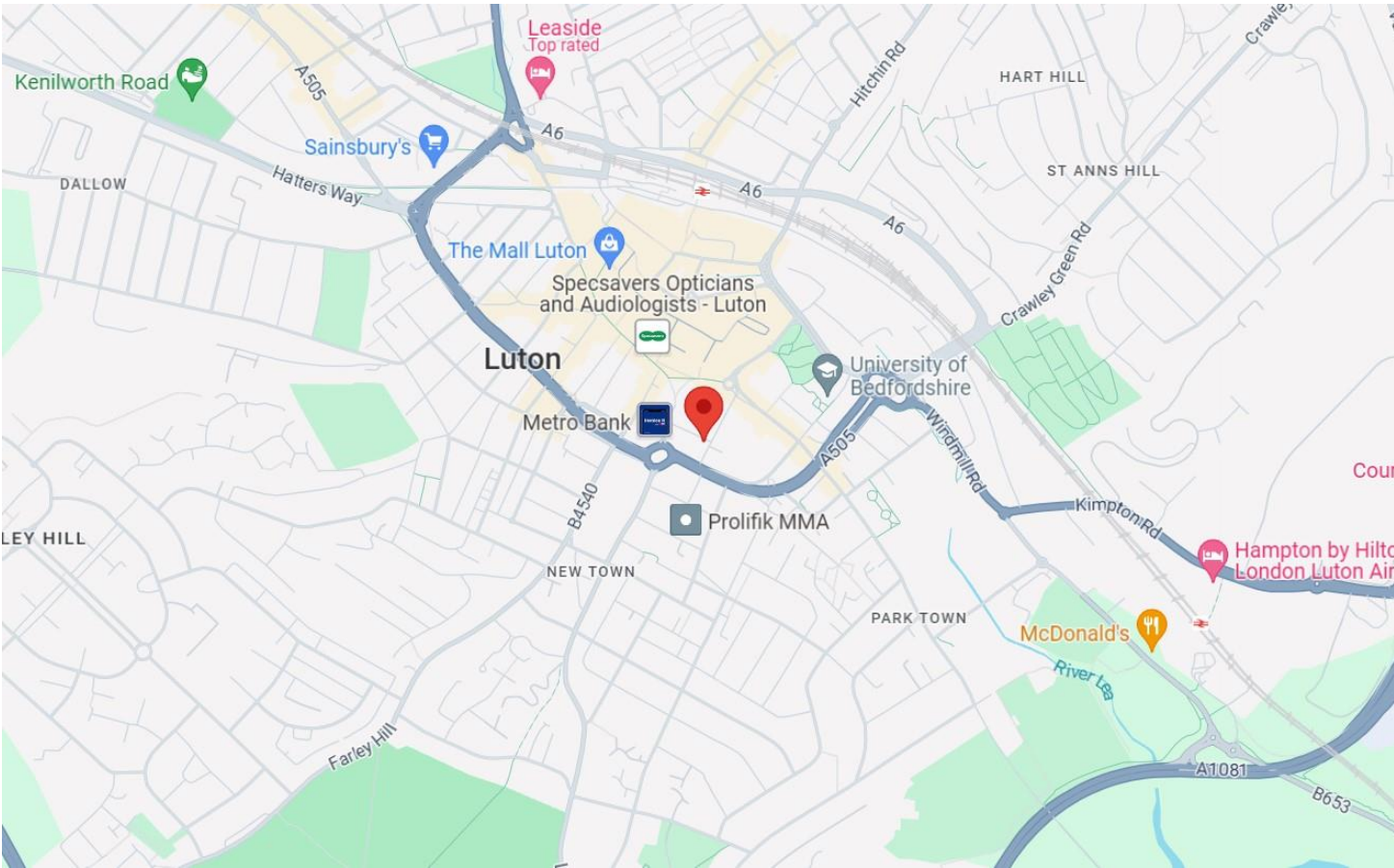
Brilliant opportunity for Commuters, First time buyers and INVESTORS

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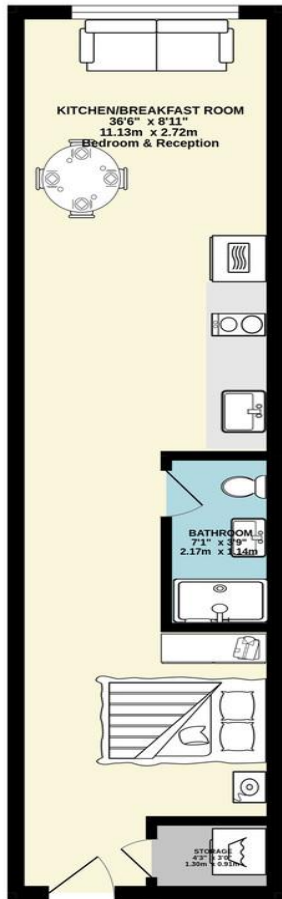


  
HILTONS ESTATES

  
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GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 326 sq.ft. (30.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	67   D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.