



**Connells**

Startpoint Downs Road  
Luton

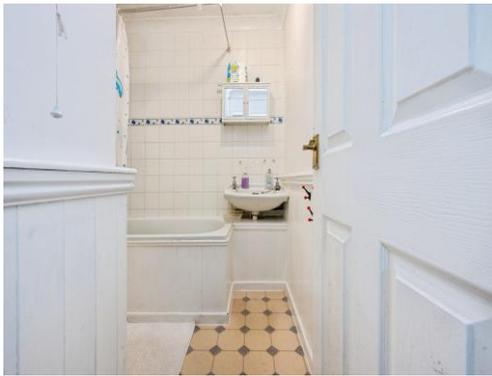


### Property Description

This chain-free apartment offers well-proportioned living throughout. The accommodation includes an entrance hall, two good-sized bedrooms, a family bathroom, a bright open-plan living/dining area, and a separate kitchen. The added benefit of a private garage provides valuable secure parking or additional storage space.

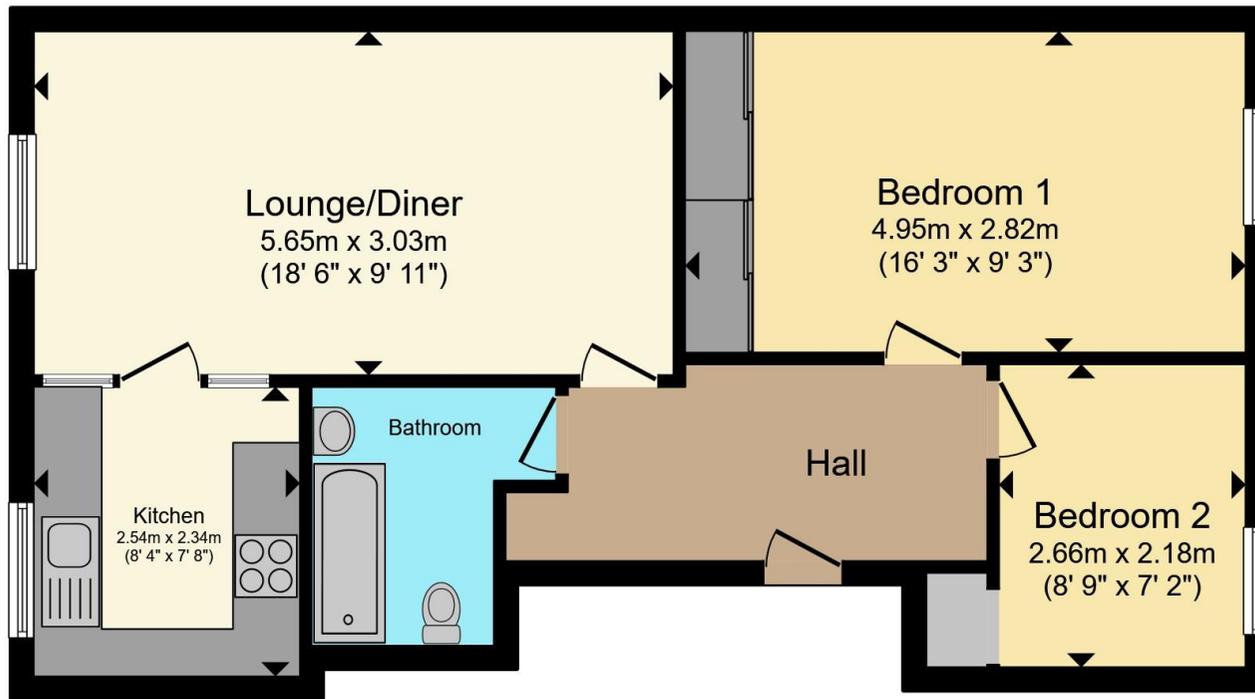
Startpoint is ideally located for commuters, sitting within a mile's walk of Luton Mainline Train Station, which offers fast and frequent services into Central London and beyond. The property is also just a short stroll from Luton Town Centre, providing convenient access to a wide variety of shops, restaurants, takeaways, pubs, bars, a cinema, and Luton Bus Station.











Total floor area 56.0 m<sup>2</sup> (603 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](http://www.propertybox.io)



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

EPC Rating: D Council Tax Band: A

Service Charge: 2808.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT318056](http://connells.co.uk/Property/LUT318056)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 May 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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Property Ref: LUT318056 - 0002