



**67 Arrowhead House Laporte Way, Luton, LU4 8FF**

**Asking Price £190,000**

**\*\*CHAIN FREE\*\***

Benjamin Stevens are delighted to present this well presented two bedroom flat on the third floor of Arrowhead House.

This property comprises of two bedrooms, open plan kitchen/reception and bathroom. Features include inset spotlights throughout, integrated kitchen appliances.

This flat is located close to local amenities and is also located between Luton and Leagrave town centres with access also to the mainline railway stations.

Call us now to arrange a viewing on 01582 485531

The seller are able to offer up to £1,000 towards the buyer's legal fees (subject to them using our recommended solicitors)



## External



Allocated parking spot

## Communal Entrance



Lift and stair access to all floors

## Hallway

Large storage cupboard with water heater, wood effect flooring

**Reception 19'3x9'11 (5.87mx3.02m)**



Open plan, wood effect flooring, windows to front aspect

## Kitchen



Integrated appliances, microwave oven, 2 ring electric hob, sink with mixer tap, dishwasher, fridge freezer

**Bedroom One 10'3x9x11 (3.12mx2.74mx3.35m)**



Built in wardrobe, wood effect flooring, window to front aspect

**Bedroom Two 6'5x9'11 (1.96mx3.02m)**



Built in wardrobe, wood effect flooring, window to front aspect

### **Bathroom 5'5x4'3 (1.65mx1.30m)**



Walk in shower, wall attached sink with mixer tap,  
low level W/C

#### **Tenure**

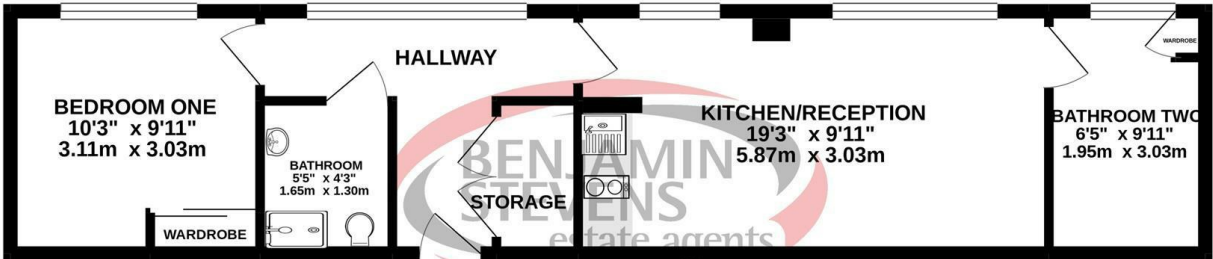
Ground Rent

Service Charge

Lease Length

Floor Plan

THIRD FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

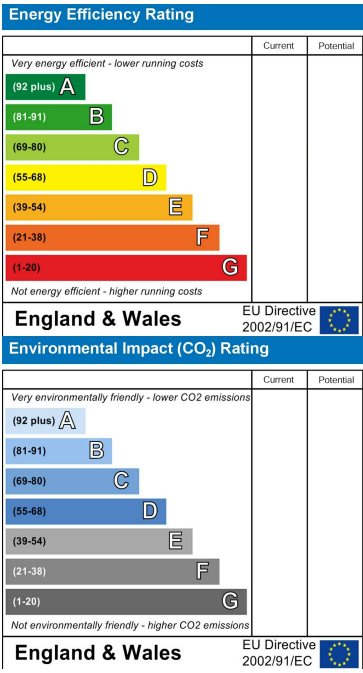


TOTAL FLOOR AREA : 483 sq.ft. (44.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix ©2020

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)