

for sale

**£160,000** Leasehold



## Earls Court Mulberry Close LUTON LU1 1BZ

A Well Maintained One Bedroom Top Floor Apartment Situated Close to Transport Links and Amenities. This Ideal First Time Buyers or Investment Opportunity Benefits From a Security Entry Phone, Lounge/Kitchen, Bedroom, Bathroom, Underfloor Heating Throughout and Allocated Parking.

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Entrance Hall

Front door. Loft hatch.

**Lounge/kitchen** 18' max x 9' 3" max ( 5.49m max x 2.82m max )

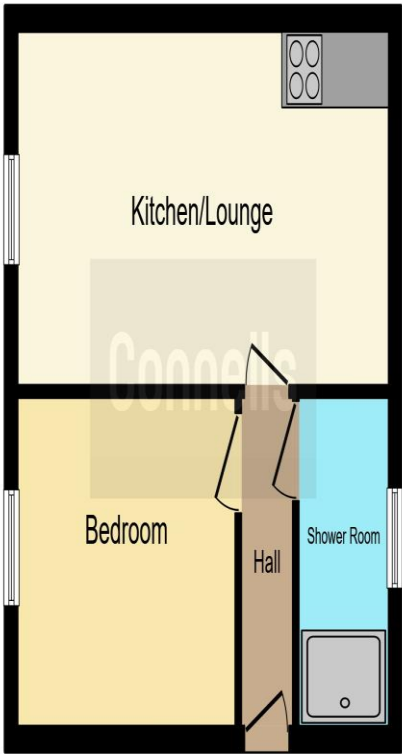
Double glazed window to front. Juliet balcony. Radiator. TV point. Storage cupboard. Stainless steel sink unit with mixer taps and drainer. Range of wall and base units with work surfaces. Electric oven and hob with cooker hood. Plumbing. Integrated fridge/freezer and washing machine.

**Bedroom 1** 10' 3" x 8' 5" ( 3.12m x 2.57m )

Double glazed window to front. Radiator.

## Bathroom

Extractor fan. Low level WC with wash hand basin in vanity. Heated towel radiator. Shower in cupboard.



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

**Tenure:** Leasehold

**EPC Rating:** B

Property Ref: LUT314399 - 0007

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for leasehold properties.

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.