



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Lothair Road, Luton, Beds, LU2**



A well presented ONE bedroom apartment, set within a block that was built in 2015 with a gated forecourt. This property is ideally located for shops and motorway links. Available ASAP

- **One Bedroom**
- **First Floor**
- **Gated Forecourt**
- **Own Parking**
- **Bathroom**
- **Open Plan Living**
- **Available ASAP**
- **Good Location**

**£1,100 per month**

# Lothair Road, Luton, Beds, LU2

## Communal Entrance

Hardwood front door leading to:

## Communal Hallway

Staircase rising to first floor. Hardwood front door leading to:

## Entrance Hallway

Wood flooring, door leading to:

## Lounge/Dining Room

Double glazed double opening French doors to side aspect with Juliet balcony, wood flooring, access to loft space via a retractable ladder with light, Georgian style double glazed box bay window to side aspect with open view.

## Kitchen

A range of fitted floor and wall mounted units with laminated work top surfaces with inset stainless steel single drainer sink unit with mixer tap, integrated washing machine, inset down lights, integrated electric oven, hob and extractor hood, integrated fridge and freezer, wood flooring.

## Bedroom

Georgian style double glazed window to front aspect, carpet.

## Bathroom

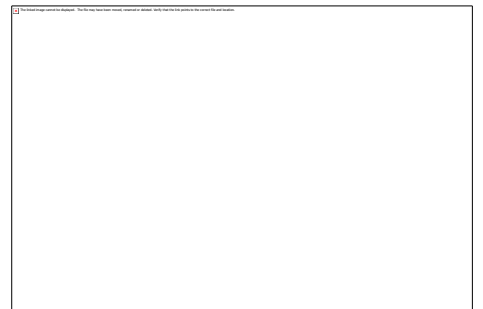
Comprising in white: Low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment, shower screen, , complementary tiled surround, port hole window, chrome heated towel rail, extractor fan, ceramic tiled flooring.

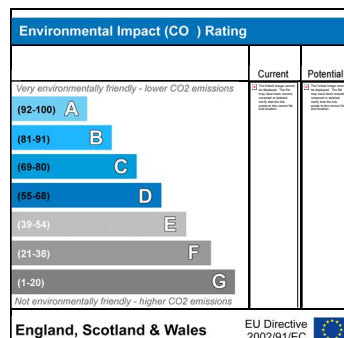
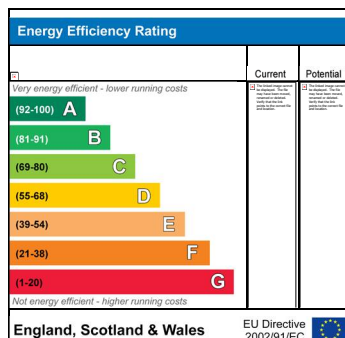
## Communal Garden

Electric operated gated security entry, lawned areas with courtesy lighting, fenced perimeter, enclosed refuse store.

## Parking

Allocated parking space.





**Tel: 01923 559569 - 01727 580085 - 020 3394 0063**

**Email: [sales@oliverandakers.com](mailto:sales@oliverandakers.com)**

**Web: [www.oliverandakers.com](http://www.oliverandakers.com)**

**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.