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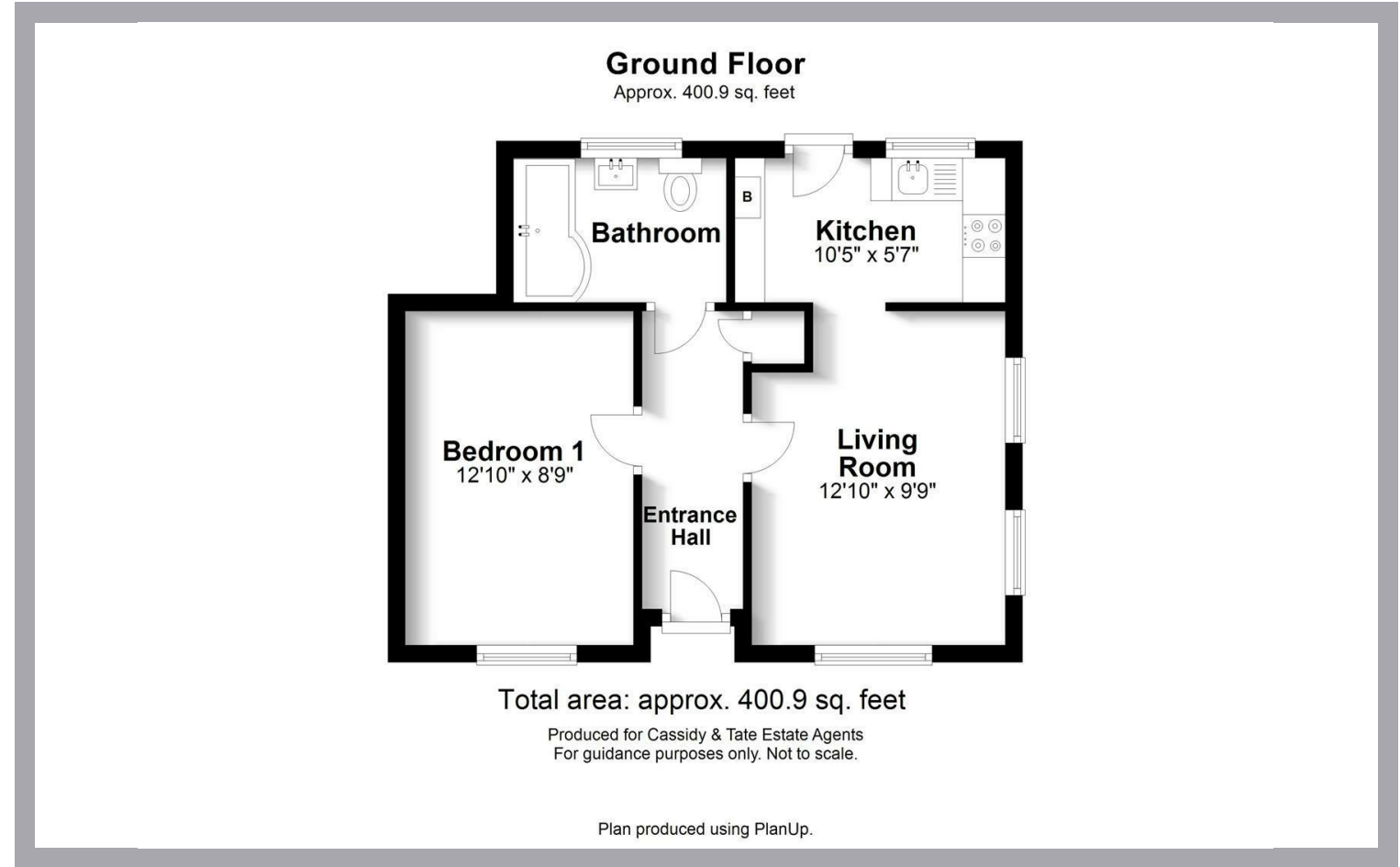
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Cassidy
& Tate
Your Local Experts



Award Winning Agency

BUXTON ROAD
LUTON
LU1 1RE



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

All The Ingredients Needed For A Fabulous Lifestyle

A wonderful opportunity for a first time buyer or an investment purchaser is this ground floor, one double bedroom flat situated in a good location, and being sold with no onward chain. The flat forms part of one of two flats but has its own front door and a rear access door to the communal courtyard. The property offers well balanced accommodation to include an entrance hall, living room open to a fitted kitchen, bathroom and a good sized bedroom. Buxton Road is situated in Luton which is located about 30 miles north of London and is an increasingly popular university town being transformed by major regeneration projects. Situated between the junctions of Adelaide Street and Napier Road with Buxton Road, just off the south side of the town centre ring road in the Chapel Langley area, a short walk from the mainline Thameslink station for commuters. Local shopping amenities are conveniently close by whilst Luton shopping centre with a comprehensive range of retail outlets is easily accessible. The leisure areas of Brantwood Park and Stockwood Park are close by. The A505 provides good road links to the airport and M1. EPC BAND C.



Specialists in Bespoke Properties

- Ground Floor Flat
- Fitted Kitchen
- Bathroom
- Vacant Possession
- Sitting Room
- Double Bedroom
- Communal Garden
- Central Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	