



Marsh Road
Luton
Bedfordshire
LU3 2QF

Offers in Excess of £142,000

bettermove

Marsh Road Luton

Bettermove are proud to present this 1 bedroom Flat in Luton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via. The council tax band is A.

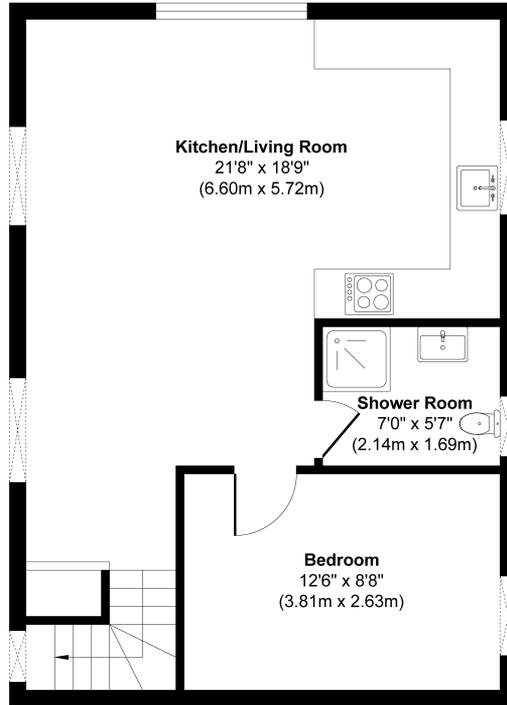
This is a leasehold property with 82 years remaining on the lease; the ground rent and the service charge is £150 pcm.

The interior of this property comprises a spacious and open plan living room with the fitted kitchen, one double bedroom and the bathroom located on the first floor of the building. There is private access available from the ground floor.

Located in the popular residential area of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leagrave & Luton Train Stations, the M1 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





First Floor

Approx. Gross Internal Floor Area 502 sq. ft / 46.67 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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