



12 Arrowhead House, Laporte Way, Luton, LU4 8FF

Offers In The Region Of £175,000

Benjamin Stevens are delighted to bring to the market this modern one bedroom flat available in a highly sought after complex. Newly built in 2019 to a high spec and finish this flat comprises of an open plan reception/kitchen, shower room and double bedroom with built in wardrobes.

The property further boasts integrated appliances such as dishwasher, washing machine and oven with hob's and extractor fan.

Situated in a popular area of LU4 you would have great access links to Legrave and Luton Train station, junction 11 of the M1 and close to many local amenities such as shops, schools and places of worship.

Entrance 4'6 x 5'5 (1.37m x 1.65m)

Door to shower room, utility room

Lounge/ Kitchen 14 x 10'6 (4.27m x 3.20m)



Double glazed window to side aspect, heater, wall/ base units, stainless steel sink, mixer tap, integrated fridge freezer and dishwasher, cooker.

Bedroom 12 x 8'5 (3.66m x 2.57m)



Double glazed window to side aspect, heater, fitted wardrobes.

Bathroom



Walk-in shower, heated towel rail, wc, wash hand basin, mixer taps.

Utility Room 6'7 x 2'9 (2.01m x 0.84m)

Washing machine, tank.

Tenure

Built in 2019

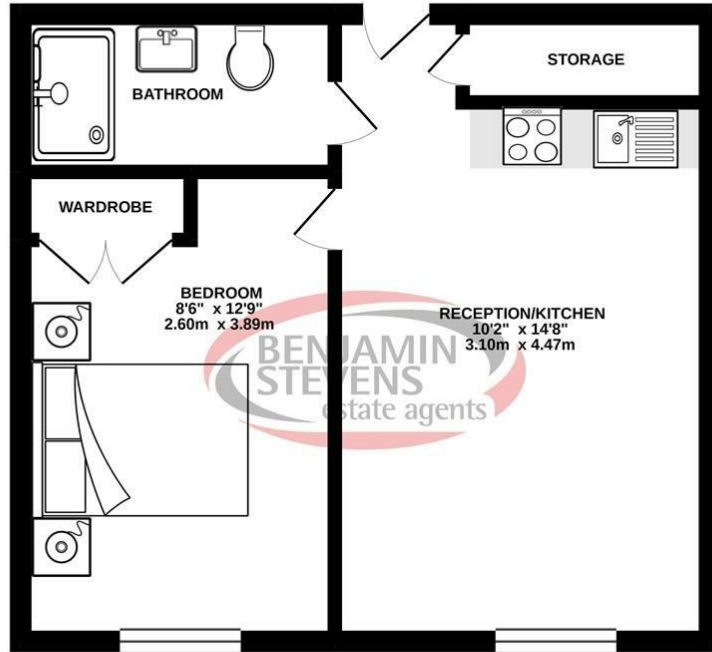
Lease Term 250 from new

Service Charge £1000 per annum approx

Ground Rent £400 per annum approx

Floor Plan

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 339 sq.ft. (31.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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