



**Felt House
Laporte Way
Luton
Bedfordshire
LU4 8FN**

Offers in Excess of £132,000

bettermove

Laporte Way

Luton

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

The property benefits from double glazing, electric heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 993 years remaining on the lease; the ground rent is £165 per annum and the service charge is £1,500 per annum.

The interior of this well presented property top floor flat comprises a spacious and open lounge/kitchen/dining room, one double bedroom including built in wardrobes and a separate three piece shower room. The exterior boasts a communal garden, perfect for enjoying the summer months.

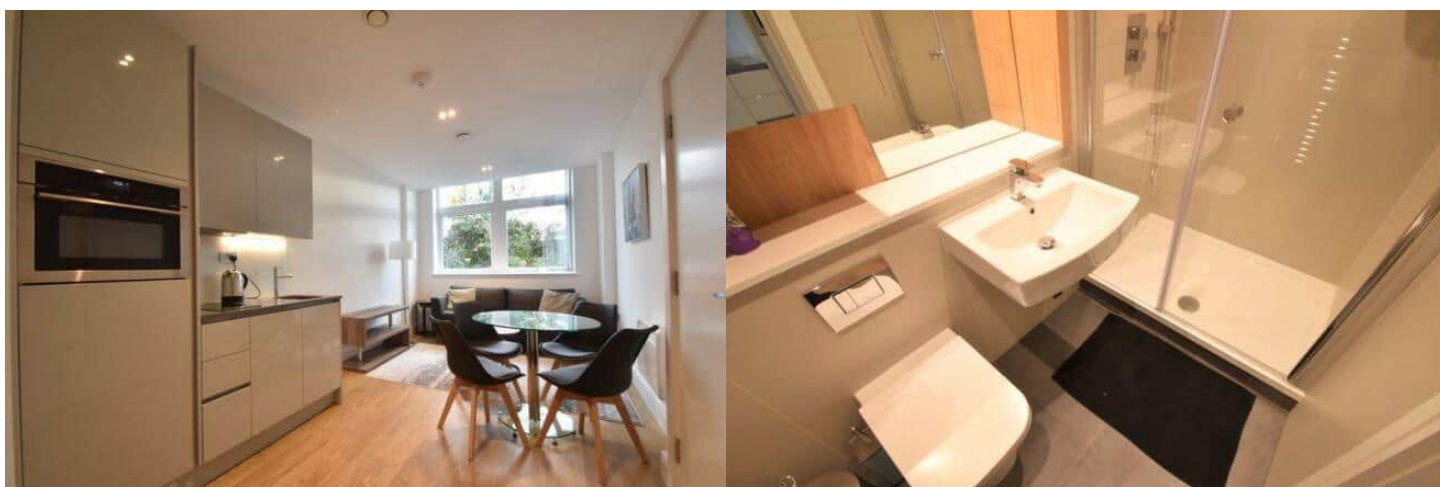
Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, Luton Train Station and many local bus routes.

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

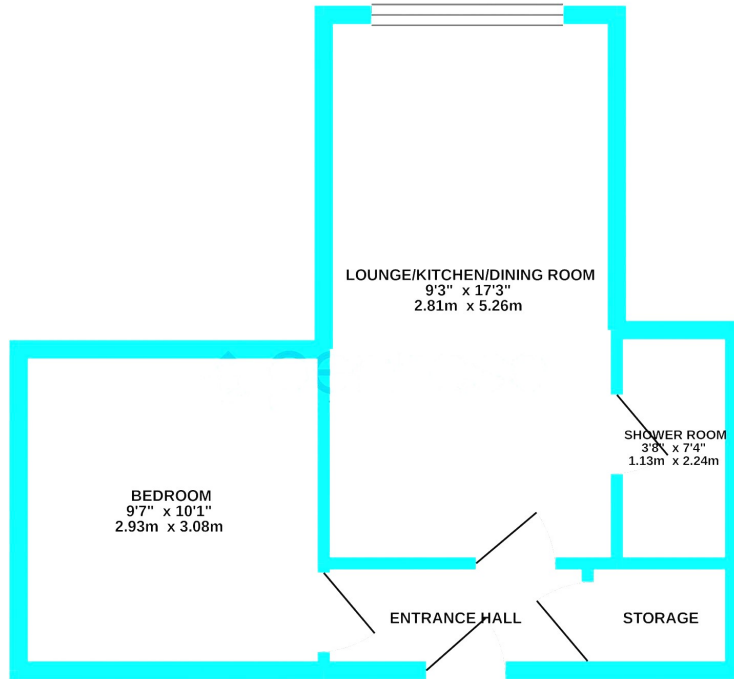
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 327 sq.ft. (30.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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. 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 is given as to their operability or efficiency or life span.
Date: 08/10/2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(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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