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ESTATE AGENTS



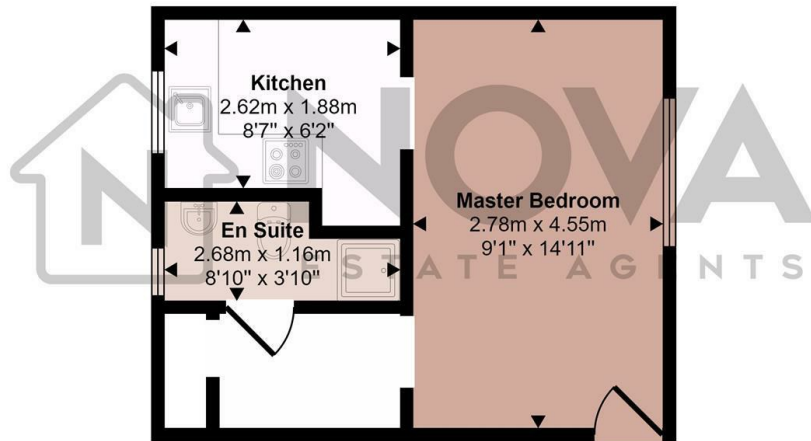
3 Repton Close, Luton, Bedfordshire, LU3 3UL

Presenting an immaculate ground floor, purpose built studio flat in the sought after Repton Close, offering a spacious and modern living space ideal for first time buyers, investors, or those looking to downsize. The property features a sleek contemporary design with a versatile open plan layout, allowing you to tailor the space to your needs and benefits from a quiet residential setting perfect for comfortable day to day living. Conveniently located just a short distance from the L&D Hospital, it is particularly well suited for healthcare professionals, while also being within easy reach of local shops, cafés and essential amenities. Additional benefits include allocated parking for added convenience and access to a well maintained communal garden, providing a pleasant outdoor space to relax. This property is offered chain free, ensuring a smooth and straightforward purchase process. Contact Nova Estate Agents today to arrange a viewing.

- Nova Estate Agents
- Chain Free
- Immaculate Ground Floor Studio
- Allocated Parking
- Unfurnished
- Close to Local Amenities and the L&D Hospital
- Modern Fixtures & Fittings
- Ground Rent Only £124 Per Year
- Nominal Ground Rent

£110,000

Approx Gross Internal Area
25 sq m / 274 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	