

LEASEHOLD



Apartment

MILLINERS WAY
LUTON
LU3 1GQ

£110,000

FEATURES



1 Bedroom Apartment located in Luton

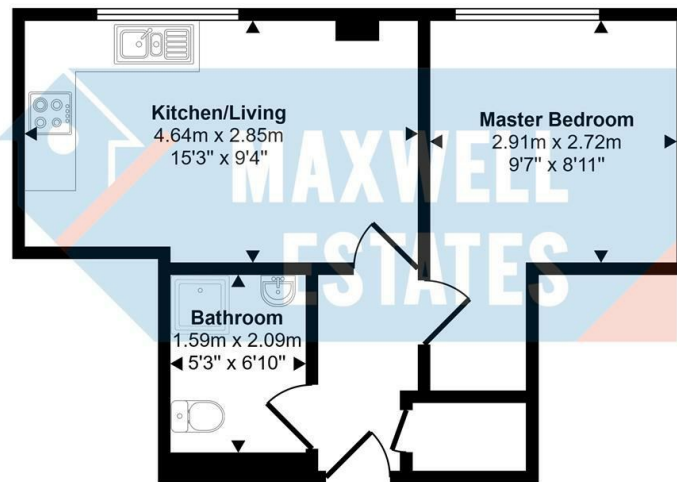
Maxwell Estates is pleased to present this second floor, one bedroom apartment located in the sought-after LU3 area, offering modern open plan living ideal for first-time buyers, professionals, or investors.

This bright flat features a open plan kitchen and living area, spacious bedroom and a bathroom. Maintained to a good standard throughout.

Situated in a convenient and established residential area, the property benefits from excellent local amenities. A variety of nearby shops, supermarkets, and cafes cater to everyday needs, while larger retail options are easily accessible within a short distance. The area is also well-served by public transport links, providing straightforward access into Luton town centre and beyond. For commuters, major road connections including the M1 are within easy reach.

Residents can also enjoy nearby green spaces and parks, offering opportunities for outdoor leisure and recreation. The location combines practicality with lifestyle appeal, making it an attractive option for a range of buyers.

Approx Gross Internal Area
32 sq m / 340 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.

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Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

