



## **Chevette Court, Kimpton Road, Luton, LU2 0GT**

**£310 Per Week**

CHEVETTE COURT IS A RECENTLY COMPLETED DEVELOPMENT IN A CENTRALLY LOCATED AREA OF LUTON, CLOSE TO THE AIRPORT, THE M1 AND THE MAINLINE GOING INTO LONDON'S KINGS CROSS

Our sixth floor apartment is set over 617 square feet and is well planned out to provide maximum space and comprises a South facing reception room with open plan modern kitchen, two double bedrooms both facing East and a modern bathroom suite as well as ample storage space off the hallway.

The development is next to a Tesco, close to Luton Airport as well as being under half a mile from Luton Parkway Station which provides a commute into Kings Cross in under 25 minutes as well as being located near junction 10 of the M1 accessing both London and the North of England

AVAILABLE NOW  
FURNISHED  
NO PARKING AVAILABLE WITH THIS APARTMENT

- RECENTLY BUILT
- CLOSE TO LUTON AIRPORT
- UNDER 25 MINUTES TO KINGS CROSS
- AVAILABLE NOW
- TWO DOUBLE BEDROOM APARTMENT
- CLOSE TO J10 OF THE M1
- CONCIERGE & COMMUNAL GARDENS
- CENTRAL LOCATION IN LU2
- 0.5 MILES FROM LUTON PARKWAY STATION
- WOODEN FLOORS THROUGHOUT

# Chevette Court, Kimpton Road, Luton, LU2 0GT



CHEVETTE COURT



BEDROOM



CHEVETTE COURT



BEDROOM



BEDROOM



BEDROOM

# Chevette Court, Kimpton Road, Luton, LU2 0GT



RECEPTION



KITCHEN



RECEPTION



KITCHEN



RECEPTION



BATHROOM

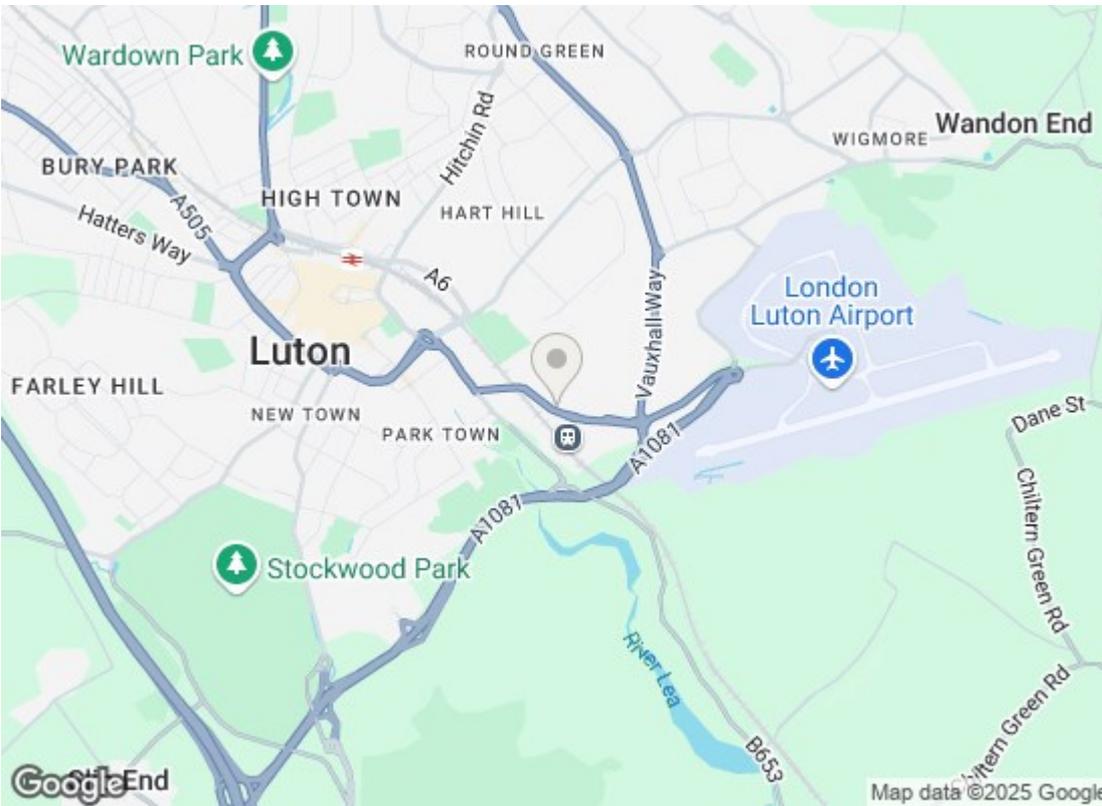
# Approximate Gross Internal Area 617 sq ft - 57 sq m



Sixth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.