



Connells

The Wickets
Luton



Property Description

A Two Bedroom Ground Floor Flat Situated Off Of The Old Bedford Road. This Chain Free Property Benefits From a Lounge, Kitchen, Bathroom Allocated Parking and is Located Close to Luton Train Station and Town Centre.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that

can change.

Entrance Hall

Front Door. Radiator. Airing Cupboard.

Lounge

17' 11" x 14' 2" (5.46m x 4.32m)
Double Glazed Window to Rear. Two Radiators.

Kitchen

11' x 6' 4" (3.35m x 1.93m)
Double Glazed Window to Rear. Radiator. Stainless Steel Sink Unit with Mixer Taps and Drainer. Work Surfaces. Wall and Base Units. Wall and Base Units. Gas Hob. Electric Oven. Cooker Hood. Plumbing.

Bedroom One

12' x 9' 6" (3.66m x 2.90m)
Double Glazed Window to Front. Fitted Wardrobe. Radiator.

Bedroom Two

12' x 6' 6" (3.66m x 1.98m)
Double Glazed Window to Front. Radiator.

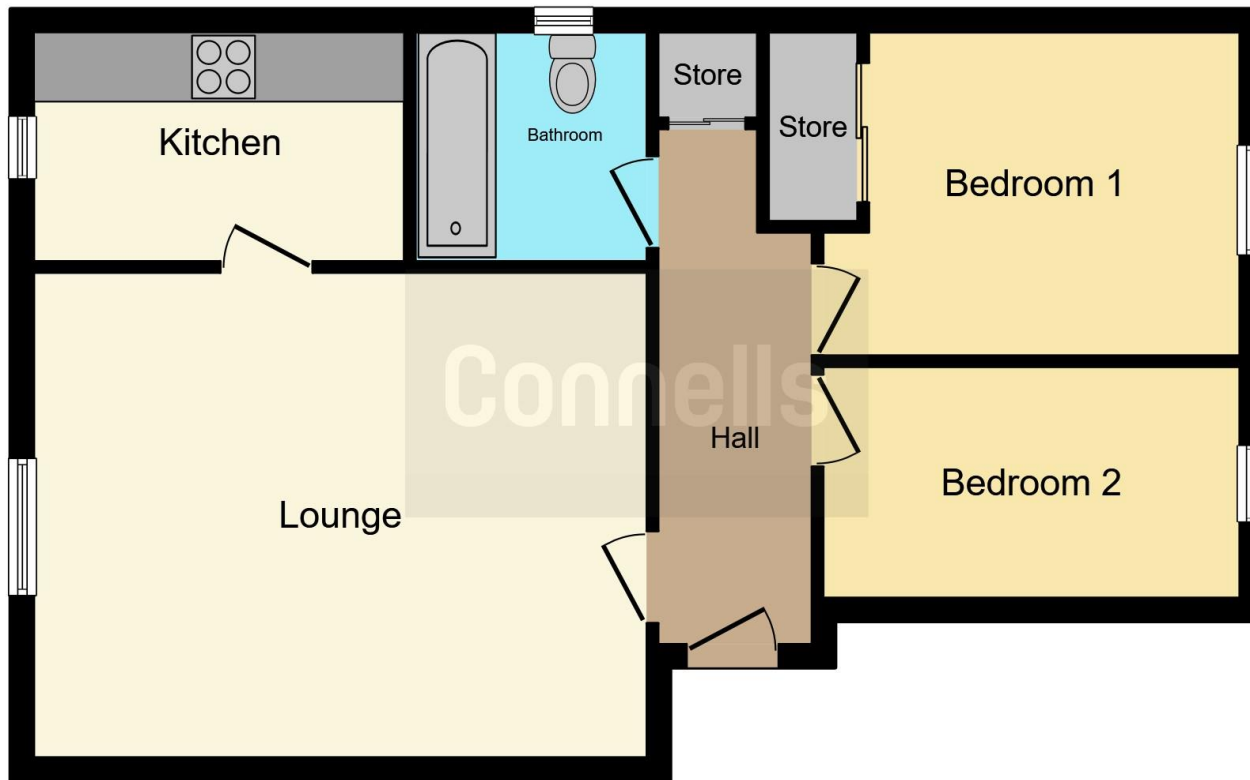
Bathroom

Double Glazed Window to Side. Low Level WC. Wash Hand Basin. Bath with Mixer Taps and Shower Over.

Front

Security Entry Phone. Communal Entrance. Allocated Parking Space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

view this property online connells.co.uk/Property/LUT316658

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LUT316658 - 0002