





## Property Description

\*\*\*\*50% shared ownership\*\*\* Ideal for First time buyer\*\*\*\*

Located on a popular development is this immaculate one-bedroom ground floor flat with ample living space. The property will be ideal for a first time buyer as there are many amenities close by and Luton mainline station is within walking distance. In brief the property comprises of an entrance hall, lounge, kitchen, fitted bathroom and a good sized bedroom. Externally there is parking and a courtyard style garden.

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## Entrance

## Entrance Hall

## Open Plan Living Area

16' 4" x 9' 8" ( 4.98m x 2.95m )

## Lounge

## Kitchen

## Bathroom

## Bedroom

## Outside

## Parking

## Agents Note

This property is currently under shared ownership in

conjunction with Hightown Housing Association who have criteria

for any purchase, the advertised price is for the sellers 50% share.

£361.15 per month is paid to the Housing Association as rent for the

retained share. Service Charge is £000 Ground Rent is £000. Please

contact with Hightown Housing Association for guidance on

purchase requirements.

In addition, Hightown Housing Association have advised that they

would be prepared to staircase a transaction to 100% Freehold

ownership. This would mean that any potential purchaser would

buy the vendor's 50% share and the remaining 50% share from

Hightown Housing Association providing a Freehold purchase on

completion. Your conveyancer will advise with regard to the

timescales involved and you should satisfy yourself in regard to

lending affordability.



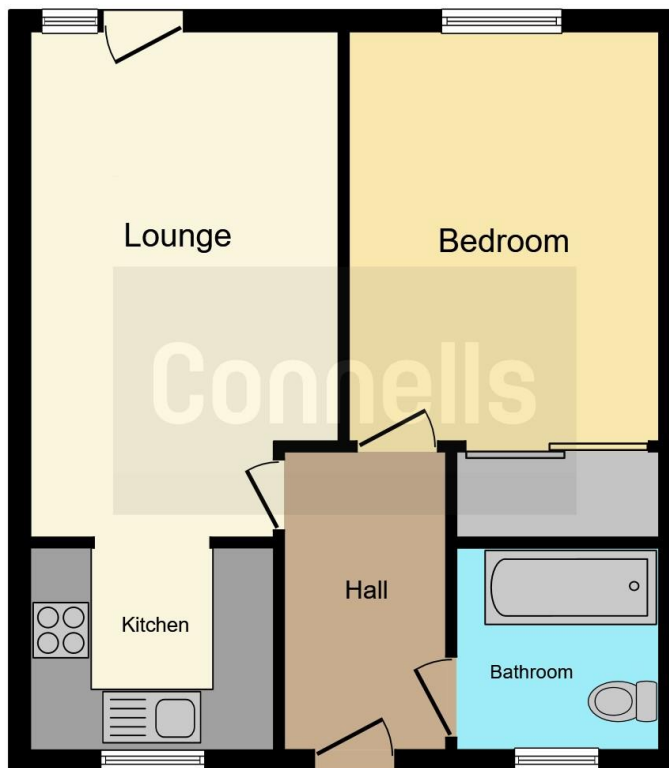












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

EPC Rating: B

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LUT315748](http://connells.co.uk/Property/LUT315748)**

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.



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.

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Property Ref: LUT315748 - 0002