



Connells

Wilsden Avenue
Luton



Property Description

Connells Are Pleased To Sell This Two Bedroom Ground Floor Maisonette Located In The Heart Of Farley Hill.

This Maisonette Is A Perfect Opportunity For Investment With Easy Access To The M1 And Good Transport Links To London Via The Mainline Train Station.

This Chain Free Property Benefits From An Entrance Hall, Lounge, Kitchen, Two Double Bedrooms With A Private Rear Garden.

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

Door to front. Radiator. Storage cupboard. Airing cupboard.

Lounge

15' 6" x 11' 1" (4.72m x 3.38m)
Double glazed windows to front and side. Radiator. TV & Telephone point.

Kitchen

11' 1" x 6' 9" (3.38m x 2.06m)
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Double glazed window to rear. Double glazed door to rear.

Bedroom One

11' 5" x 11' (3.48m x 3.35m)
Double glazed window to rear and side. Radiator.

Bedroom Two

11' 2" x 6' 2" (3.40m x 1.88m)
Double glazed window to front. Radiator.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Fully tiled. Heated towel rail. Extractor fan. Double glazed window to rear.

Outside

Rear Garden





To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317631

This is a Leasehold property with details as follows; Term of Lease 120 years from 29 Mar 1974. Should you require 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.

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: LUT317631 - 0003