

for sale

£90,000 Leasehold



Boater Court Bongrace Walk Luton LU4 8FW

*** Shared ownership Upper Floor Flat ***

This well presented Upper floor flat located within close proximity of the train station and motorway is a must see. This fantastic home also benefits 900 plus year lease along with allocated parking call today to arrange a viewing.

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Property Details

Entrance Hall

Double glazed door to front aspect. Phone intercom system. Radiator.

Kitchen/Diner/Lounge 17' 9" x 14' 8" (5.41m x 4.47m)

Double glazed windows to front and side aspects. Wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge/freezer. Plumbing for a washing machine. Gas hob with electric oven and cooker hood over. Television point. Radiator. Combi boiler.

Bedroom One 12' 8" x 8' 10" (3.86m x 2.69m)

Double glazed window to front aspect. Radiator.

Bedroom Two 10' 3" x 8' 1" (3.12m x 2.46m)

Double glazed window to side aspect. Television point. Radiator.

Bathroom

Suite comprising bath with mixer taps and shower attachment, wash hand basin and low level wc. Shaver point. Fully tiled. Extractor fan.

Garden

Communal garden.

Parking

One allocated parking space.



To view this property please contact Connells on

T 01582 595 127
E leagrave@connells.co.uk

185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Leasehold

EPC Rating: B

Property Ref: LGR310994 - 0004

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 leasehold properties.

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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