



Connells

Copenhagen Close
Luton

Copenhagen Close Luton LU3 3TE

for sale guide price
£90,000



Property Description

Connells Legrave bring to the market a perfect first time purchase two bedroom flat. Copenhagen Close briefly comprises an entrance hall, lounge/diner area, kitchen area, 2 generously sized bedrooms and family bathroom suite. In addition to this, the property benefits from a basement area with toilet.

The property is structurally sound and the location is excellent for those looking for a commutable distance to the nearby Legrave Train Station and access to the M1. Copenhagen Close is also located within close proximity to all local amenities and local schools.

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

Double glazed door to front aspect.

Lounge

16' 11" x 12' 6" (5.16m x 3.81m)
Double glazed windows front and rear aspects. Radiator.

Basement Room

15' 8" x 8' 3" (4.78m x 2.51m)
Double glazed window to side aspect.
Radiator.

Separate Wc

Low level wc and wash hand basin.

Kitchen

9' 10" x 8' 3" (3.00m x 2.51m)
Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated gas hob with electric oven. Space for a fridge/freezer. Plumbing for a washing machine.

Bedroom One

14' 3" x 9' (4.34m x 2.74m)
Double glazed window to front aspect.
Radiator.

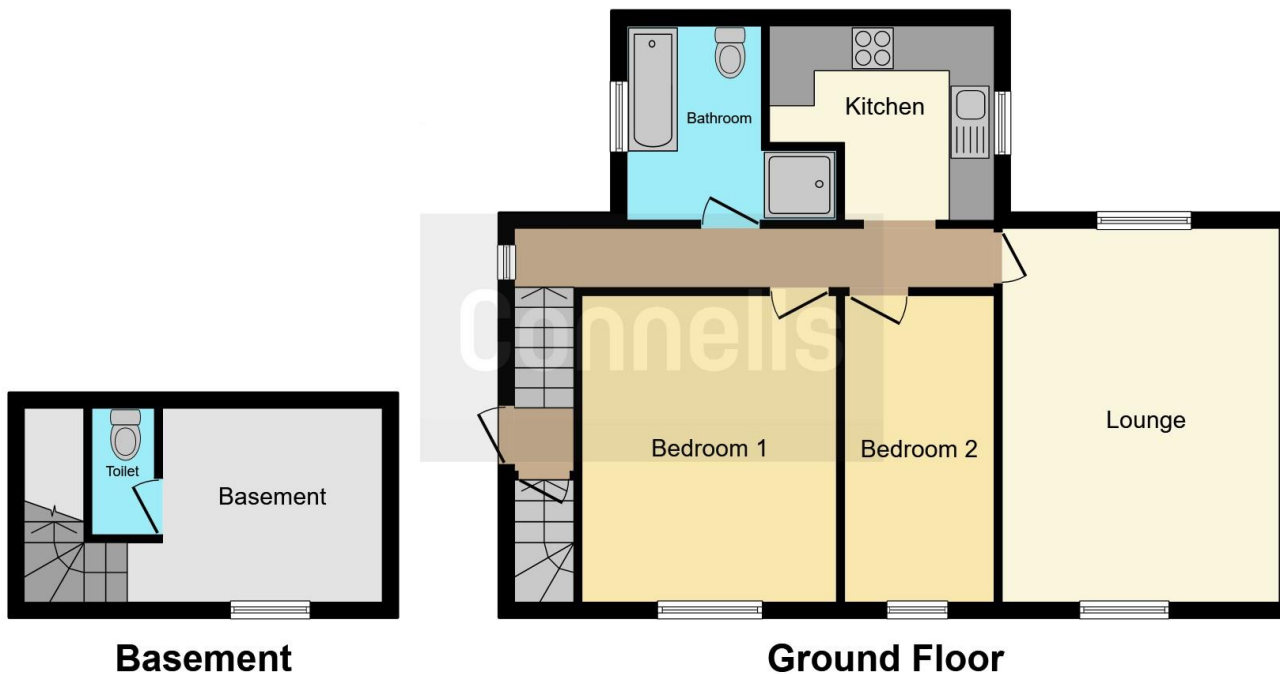
Bedroom Two

Double glazed window to front aspect.
Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising bath with mixer taps and shower over, wash hand basin and low level wc. Part tiled.





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

To view this property please contact Connells on

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185 Marsh Road Leagrave
 LUTON LU3 2QQ

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR311358

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: LGR311358 - 0004

