



Connells

Trilby Court Bongrace Walk
Luton



Property Description

Connells Leagrave present a RARELY AVAILABLE two bedroom upper floor apartment on the SHARED OWNERSHIP scheme. Trilby Court briefly comprises an entrance hall, two spacious bedrooms, modern bathroom suite and open plan lounge/kitchen/diner. Externally the property benefits from allocated parking.

Trilby Court is offered to the market with a 27% ownership. Which offers first time buyers a fantastic way of getting onto the property ladder through this scheme.

Full Market Value: £202,500

27% Share Price: £54,675

Rent on un-owned share £376 pcm (approx)

Approximate Service Charge: £506.40 per annum

Approximate Ground Rent: £150 per annum

Entrance Hall

Door to front aspect. Radiator.

Kitchen/Diner

18' 10" x 14' 2" (5.74m x 4.32m)

Double glazed windows to front and side aspects. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated fridge/freezer. Integrated washer/dryer. Gas hob with electric oven and cooker hood over. Television point. Radiator. Boiler.

Bedroom One

13' 1" x 8' 7" (3.99m x 2.62m)

Double glazed window to front aspect. Radiator.



Bedroom Two

9' 11" x 7' 3" (3.02m x 2.21m)
Double glazed window to side aspect.
Radiator.

Bathroom

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

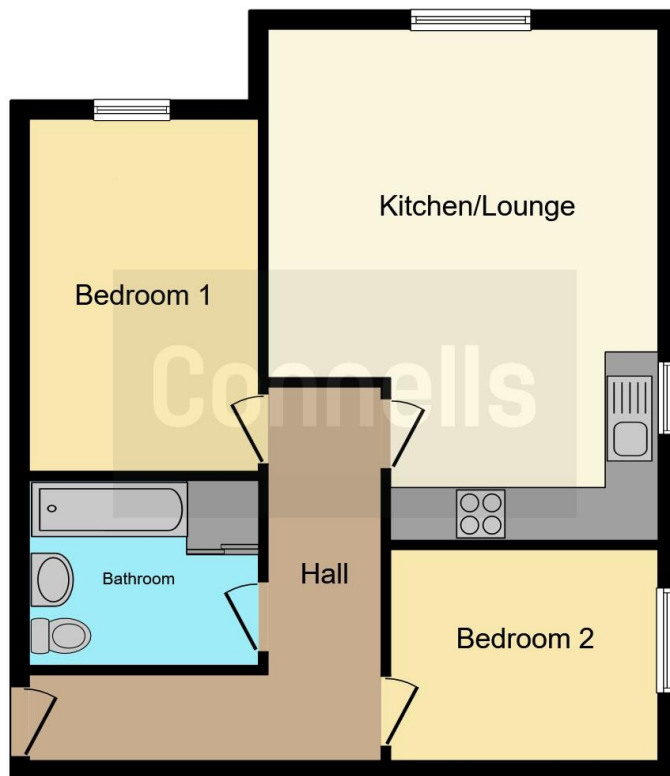
Front Garden

Communal area.

Parking

One allocated parking space.





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
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EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LGR311849

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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