

for sale

£175,000



Beret Court Bongrace Walk Luton LU4 8FU

Connells Leagrave present an immaculate one bedroom apartment located on the sought after Bongrace Walk. Beret Court briefly comprises an entrance hall, lounge/diner/kitchen, modern bathroom suite and spacious double bedroom. The property also benefits from an allocated parking space.

Beret Court Bongrace Walk Luton LU4 8FU

Entrance Hall

Door to side aspect. Storage cupboard. Intercom system. Radiator.

Kitchen/Lounge/Diner

24' x 10' 8" (7.32m x 3.25m)

Double glazed windows to front and rear 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 and washing machine. Gas hob with electric oven and cooker hood over. Combi boiler. Television point. Radiator.

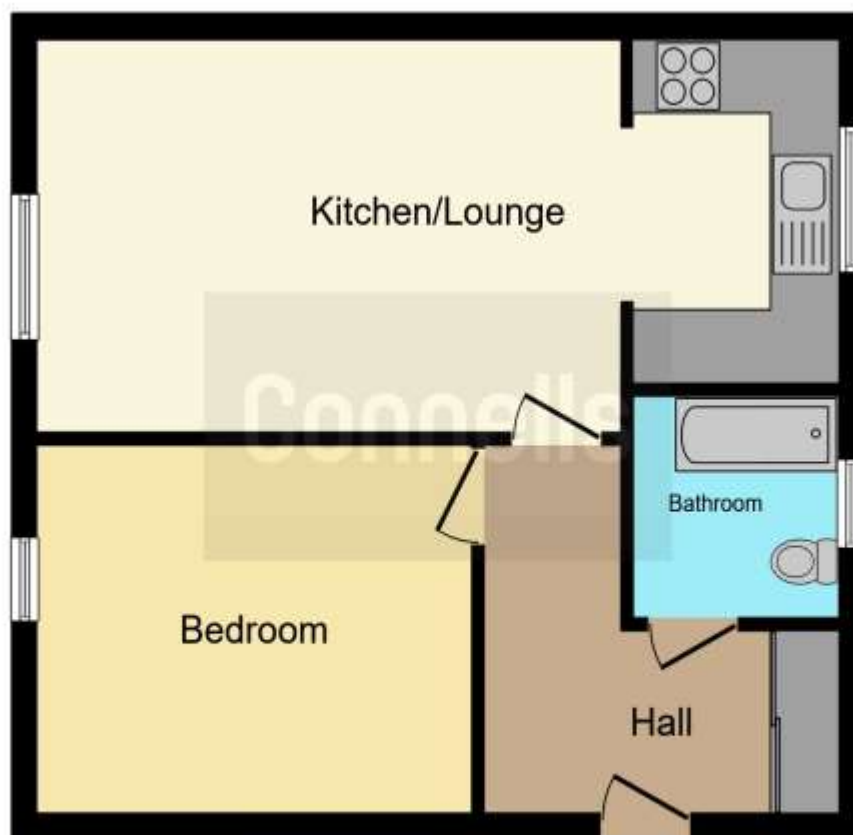
Bedroom One

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising bath with mixer taps with shower attachment, wash hand basin and low level wc. Shaver point. Fully tiled. Extractor fan. Radiator.



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

Property Ref: LGR311925 - 0016

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/LGR311925

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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