



Connells

Copenhagen Close
Luton



Property Description

Connells Leagrave present a CHAIN FREE two bedroom split level maisonette. Copenhagen Close is recently refurbished throughout and briefly comprises an entrance hall with stairs to first floor, kitchen, diner, spacious lounge. The second floor contains two spacious bedrooms and family bathroom suite.

Adding to its appeal, this property includes a garage in a block, providing secure off-street parking or additional storage space – a highly sought-after amenity in urban areas. Location is paramount, and Copenhagen Close offers excellent connectivity. Residents will appreciate the easy access to Leagrave Train Station, which provides direct links to London St Pancras International, making it an ideal choice for commuters. The area also benefits from a range of local amenities, including shops, schools, and recreational facilities, all within easy reach.

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. Stairs leading to upper floor.

Lounge

Double glazed window to rear aspect. Electric heater.

Dining Area

Double glazed window to front aspect. Electric heater.

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for a washing machine. Space for a fridge/freezer. Electric hob with electric oven and cooker hood over.

Bedroom One

Double glazed window to rear aspect. Electric heater.

Bedroom Two

Double glazed window to front aspect. Built in cupboard.

Bathroom

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

Garage

Situated in a block. Up and over door.





To view this property please contact Connells on

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

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/LGR312500

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.

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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