



Connells

Farley Meadows
Luton



Property Description

****Are you looking for a home in a popular location? Looking for a home with open grounds? Need to be close to local schools? Look no further!!!

Located in a sought after Cul-De-Sac is this immaculate THREE bedroom semi-detached home with ample living space. The area has grown very popular as the M1 Junction 10 is within close proximity so ideal for commuters. Also, there are schools, shops and transport links close by.

In brief the property comprises of an entrance hall, fitted kitchen, lounge dining room to the rear providing views of the garden and a convenient ground floor cloakroom. The first-floor houses THREE good sized bedrooms and family bathroom. Externally, the front has allocated parking. To the rear there is paved patio leading to laid to lawn with shrubs and flower beds perfect for the warm summer evenings.

This property has a lease of 990 Years.

CALL NOW TO VIEW!!!

Peabody Housing Association have advised that

they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50%

share plus the remaining 50% share of the property from

Peabody Housing Association.

The advertised price is for the 100% Freehold.

(Ground Rent £20 per year).

Your conveyancer will advise with regard to the time scales

involved and you should satisfy yourself in regard to lending ability.

Entrance Hall

Lounge

15' 8" x 12' 7" (4.78m x 3.84m)

Kitchen

11' x 8' 6" (3.35m x 2.59m)

Wc

Landing

Bedroom One

15' 8" x 8' 3" (4.78m x 2.51m)

Bedroom Two

13' 8" x 8' 5" (4.17m x 2.57m)

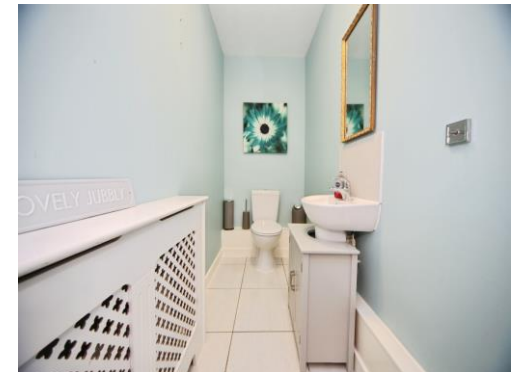
Bedroom Three

9' 9" x 7' 2" (2.97m x 2.18m)

Bathroom

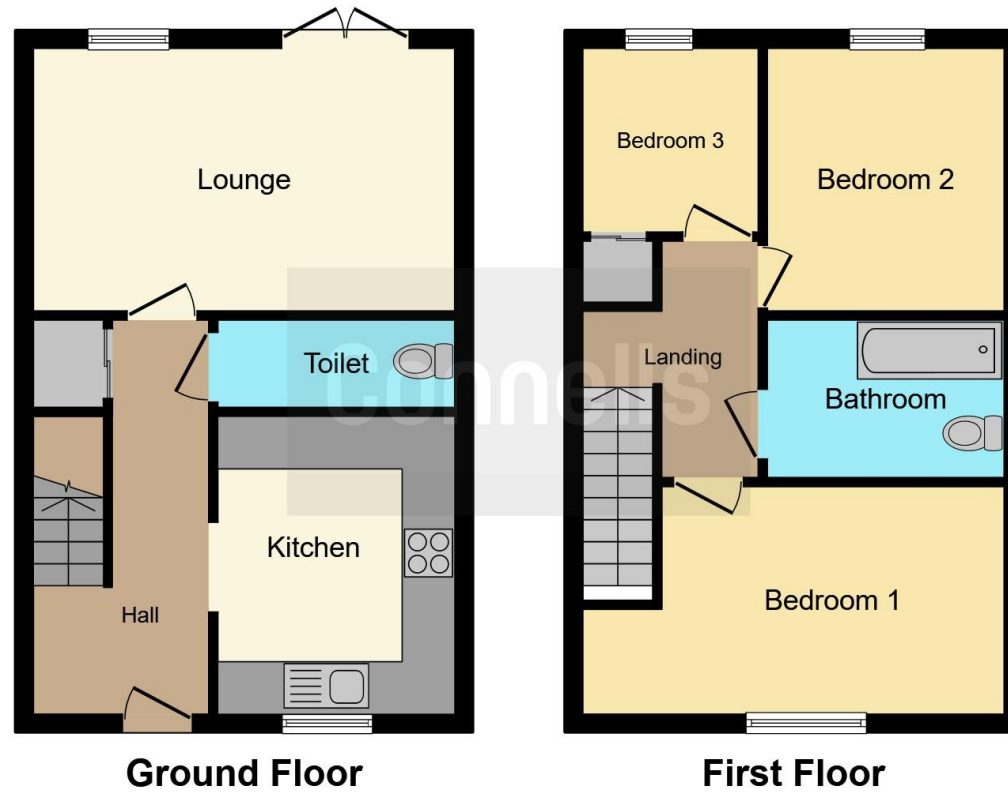
Rear Garden

Front Garden









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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83-83A George Street
 LUTON LU1 2AT

EPC Rating: C Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317379

This is a Leasehold property with details as follows; Term of Lease 999 years from 21 Nov 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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