



Connells

Downton Court Brook Street
Luton

Downton Court Brook Street Luton LU3 1DU

for sale guide price
£150,000



Property Description

Situated within easy reach of the town centre and mainline train station, this two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers and investors alike. The accommodation comprises a spacious lounge, fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Further benefits include access to a communal garden, providing useful outdoor space for residents. Conveniently located close to local amenities, transport links, and commuter routes, this property offers both comfort and practicality in a sought-after location.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.

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

Door to front

Lounge

TV & Telephone point. Radiator. French doors to rear. Access to communal garden.

Kitchen

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Cooker hood. Plumbing and space for appliances. Double glazed window to rear.

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

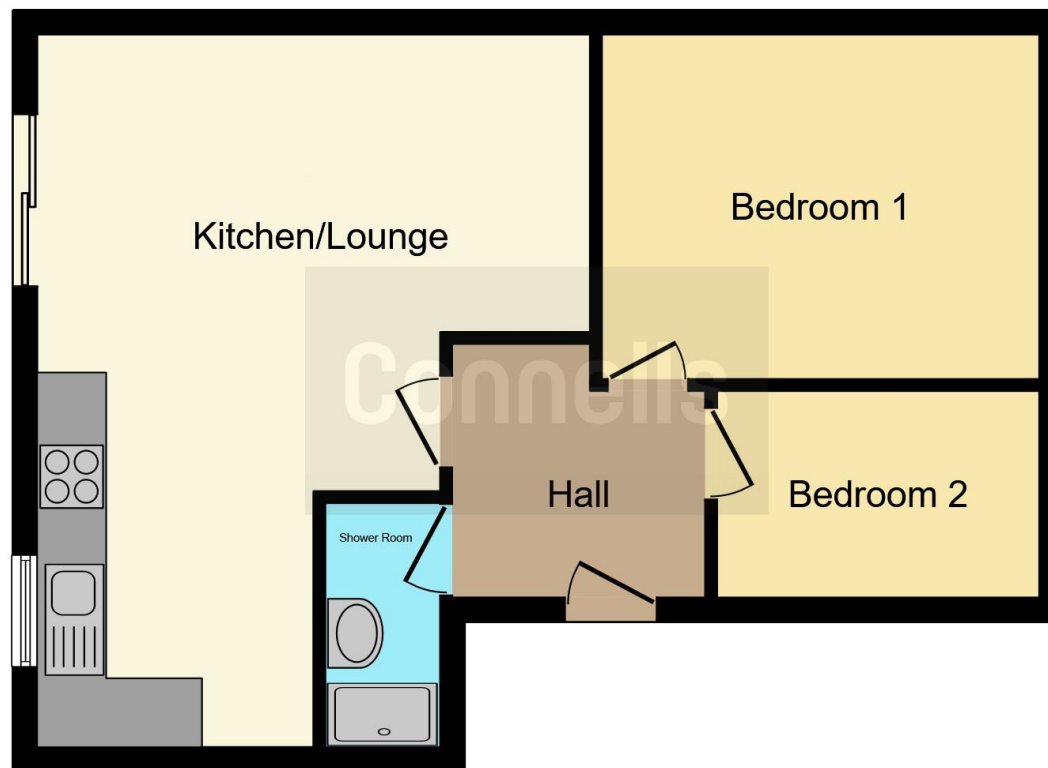
Bathroom

Fitted with low level wc. Wash hand basin. Shower cubicle. Radiator. Fully tiled.

Outside







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

T 01582 450999
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83-83A George Street, Luton, Bedfordshire, LU1 2AT

EPC Rating: B

Council Tax
Band: A

Service Charge:
1000.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT316750

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1971. 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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