



Connells

Eighth Avenue
Luton



Property Description

This two bedroom ground floor maisonette makes the ideal first time purchases or buy to let investment. Situated in the popular Sundon Park area of LU3, close to Leagrave railway station. Benefits include: gas central heating and own private garden. It is also being offered to the market chain-free!

Briefly comprises lounge, kitchen, two bedrooms and bathroom located off the hallway internally. Externally the rear is laid mostly to lawn, the front is lawned with path to front door.

Sundon Park is a suburb of north Luton, positioned perfectly for access to Leagrave railway station as well as M1 J11A. It holds an array of shops including Tesco express and Aldi.

Local schools include; Lealands High, Parklea Primary, Whitefield Primary and Leagrave Primary.

Leagrave Railway Station is just under a mile.

Call now to view!

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 frosted door and window to front aspect. Two storage cupboards. Radiator. Laminate flooring.

Bedroom Two

Double glazed window to front aspect. Radiator.

Lounge

Double glazed window to front aspect. Feature fire place. Radiator. Laminate flooring.

Kitchen

Double glazed window and door to side aspect. Double glazed door to rear aspect. 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 and dishwasher. Space for a fridge/freezer. Integrated electric hob and electric oven with fan over. Combi boiler. Part tiled walls. Tiled flooring.

Bedroom One

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed frosted window to rear aspect. Suite comprising bath with shower over, wash hand basin and low level wc. Heated towel rail. Part tiled walls. Tiled flooring.

Rear Garden

Lawn area with shrubs and trees.





To view this property please contact Connells on

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

185 Marsh Road Legrave
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/LGR311909](https://www.connells.co.uk/Property/LGR311909)

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LGR311909 - 0003