





Property Description

CHAIN FREE

Well-Presented Two-Bedroom Terraced Home in a Popular Residential Location

Situated within a sought-after and established residential area, this attractive two-bedroom terraced home offers spacious and well-proportioned accommodation, making it an excellent choice for first-time buyers, small families, or investors alike.

The ground floor comprises a welcoming entrance hall, a fitted kitchen, and a bright and airy living room to the rear, enjoying pleasant views over the enclosed rear garden and providing an ideal space for both relaxing and entertaining.

To the first floor the property features two generously sized bedrooms and a fitted family bathroom, offering comfortable accommodation throughout.

Externally, the property benefits from an allocated parking space to the front, while the enclosed rear garden.

Ideally located with convenient access to local amenities & transport links.

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 35%

share plus the remaining 65% share of the property from

Peabody Housing Association.

The advertised price is for the 100% Freehold.

Service Charge is £701.40.

Your conveyancer will advise with regard to the timescales

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

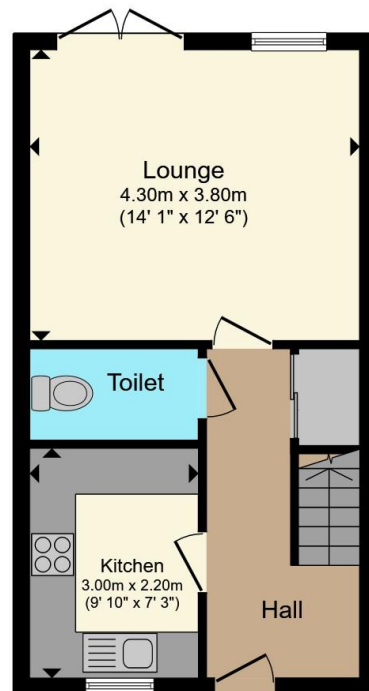
Agents Note

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to 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.

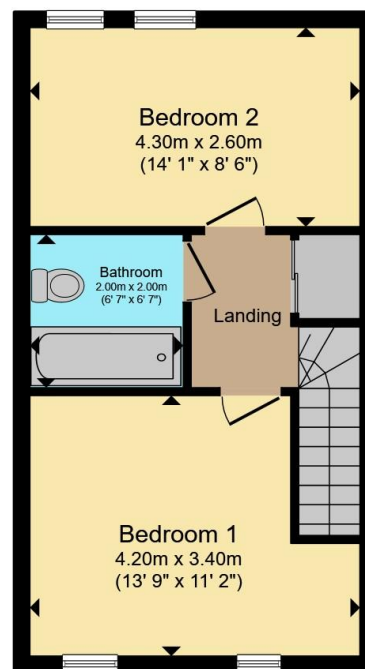








Ground Floor



First Floor

Total floor area 70.5 m² (759 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: B Council Tax
Band: B

Service Charge: 701.40 Ground Rent:
4990.08

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318528

This is a Leasehold property with details as follows; Term of Lease 99 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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