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2 Bed Apartment In Bonnick Court Bonnick Close, Luton, LU1 5HE £165,000





## SHORT DESCRIPTION

Property Ref: 15520 Welcome to this well-presented 2-bedroom apartment located in the popular residential area of Bonnick Court, Bonnick Close, Luton (LU1 ). Ideal for first-time buyers, small families, or investors, this property offers comfortable living in a quiet and convenient location. Key Features: Two Spacious Bedrooms Fitted Kitchen Secure Parking Located just minutes from Luton town centre, local amenities, schools, and excellent transport links including Luton Train Station and the M1 motorway, this property combines comfort and convenience. Property Type: Apartment Full selling price: £168000 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 99 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1800.00 Council tax band: A EPC rating: D Measurement: 593 sq.ft. Outside Space: Communal Garden, Rear Garden, Enclosed Garden, Balcony Parking: Communal, Rear, Permit, Residents Heating Type: Gas central heating, a gas boiler and radiators. Chain Sale or Chain Free: Chain free -----



**Bed Room(s)**



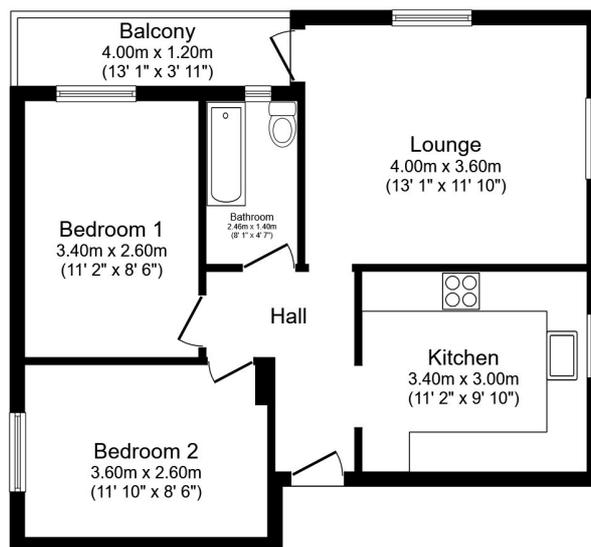
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 55.1 sq.m. (593 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.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	60 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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