

for sale

**£175,000** Leasehold



## Richmond Court Richmond Hill Luton LU2 7JJ

Connells LUTON are pleased to offer for sale this TWO bedroom second floor flat situated in Richmond Court.

Located in Round Green, this property is situated within approximately one mile of Luton railway station, Town Centre and Luton University,

Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes



# Property Details

## Entrance Hall

Secure entry. Radiator.

## Lounge

19' 3" x 18' 7" ( 5.87m x 5.66m )

Double glazed window to rear aspect. Radiator. TV point.

## Kitchen

8' 4" x 6' 9" ( 2.54m x 2.06m )

Fitted kitchen with a range of wall and base units. Radiator. Boiler. Sink drainer.

## Bedroom One

13' 8" x 10' 4" ( 4.17m x 3.15m )

Double glazed window to rear aspect. Radiator.

## Bedroom Two

11' 5" x 7' ( 3.48m x 2.13m )

Double glazed window to front aspect. Radiator.

## Bathroom

Three piece suite comprising: Low level WC. Wash hand basin. Radiator. Bath with mixer taps and shower attachment. Fully tiled. Double glazed window to side aspect.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: LUT315219 - 0006

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 May 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as leasehold property.

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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