



**Connells**

Richmond Court Richmond Hill  
Luton



### Property Description

This two bedroom first floor flat situated in Richmond Court. The property which is situated in Round Green area within approximately one mile of the railway station, Town Centre and Luton University.

This apartment would be perfect either for first time buyers or someone looking for a great opportunity for Investment, This property briefly comprises :- Entrance hall, lounge, kitchen, two bedrooms, bathroom,

### Entrance Hall

Double glazed door to front. Secure Entry. Radiator. Storage cupboard.

### Lounge

19' 3" x 10' 8" ( 5.87m x 3.25m )

Double glazed window to side and rear. Radiator. Tv & Telephone point.

### Kitchen

8' 3" x 6' 9" ( 2.51m x 2.06m )

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

### Bedroom One

14' 7" x 10' 9" ( 4.45m x 3.28m )

Double glazed window to rear. Radiator.

### Bedroom Two

11' 4" x 7' 11" ( 3.45m x 2.41m )

Double glazed window to front. Radiator. Boiler.

### Bathroom

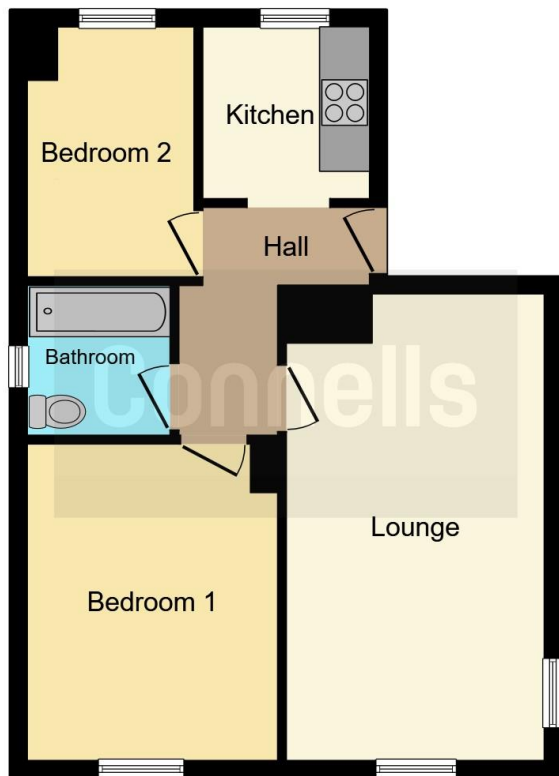
Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Towel rail. Fully tiled. Double glazed window to side.

### Outside

### Parking

Communal parking to the rear.





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)

To view this property please contact Connells on

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**EPC Rating: C**

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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.

Tenure: Leasehold



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.

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