

for sale

£175,000 Leasehold



Royal Court Marsh Road Luton LU3 2NL

- Energy Rating: B
- Upper floor flat
- One bedroom
- Allocated parking
- Walk to train station



Property Details

Entrance Hall

Door to rear aspect. Radiator.

Lounge 16' 5" x 10' 3" max (5.00m x 3.12m max)

Double glazed window to front aspect. Radiator.

Kitchen 9' 10" x 7' 8" (3.00m x 2.34m)

Double glazed window to side aspect. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Integrated electric oven with integrated electric hob and cooker hood over. Plumbing for an integrated washing machine. Integrated fridge/freezer.

Bedroom One 12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed window to front aspect. Radiator.

Shower Room

Suite comprising shower cubicle, wash hand basin and low level wc. Shaver point. Part tiling. Radiator.

Parking

Allocated parking space.



To view this property please contact Connells on

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185 Marsh Road Leagrave
LUTON LU3 2QQ

Tenure: Leasehold

EPC Rating: B

Property Ref: LGR307971 - 0002

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

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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