



Connells

River Court New Bedford Road
Luton



Property Description

Connells Luton are delighted to present this well-proportioned two-bedroom top-floor apartment, ideally positioned within the popular River Court development.

Offering spacious and practical accommodation throughout, the property comprises a welcoming entrance hall leading to a bright and generous lounge with direct access to a private balcony, creating the perfect space to relax and enjoy elevated views. The separate fitted kitchen provides ample cupboard and worktop space, making it ideal for everyday living.

The apartment benefits from two well-sized double bedrooms, both offering comfortable accommodation and flexibility for a home office or guest room if required. Completing the property is a family bathroom fitted with a three-piece suite.

A particular advantage of this property is the inclusion of a garage and allocated parking space, providing valuable off-road parking and additional storage.

River Court enjoys a convenient location within walking distance of Wardown Park, Luton town centre, and Luton mainline train station, offering excellent commuter links with direct services to London. The property is also well placed for local shops, amenities, schools and major road networks including the M1.

This property would make an ideal purchase for first-time buyers, downsizers, commuters or investors alike.

Early viewing is highly recommended.









Total floor area 69.1 m² (743 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



To view this property please contact Connells on

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83-83A George Street
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EPC Rating: E

Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318358

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1966. 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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