



Connells

Richmond Court Richmond Hill
Luton



Property Description

Connells are pleased to offer for sale this two bedroom second 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

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

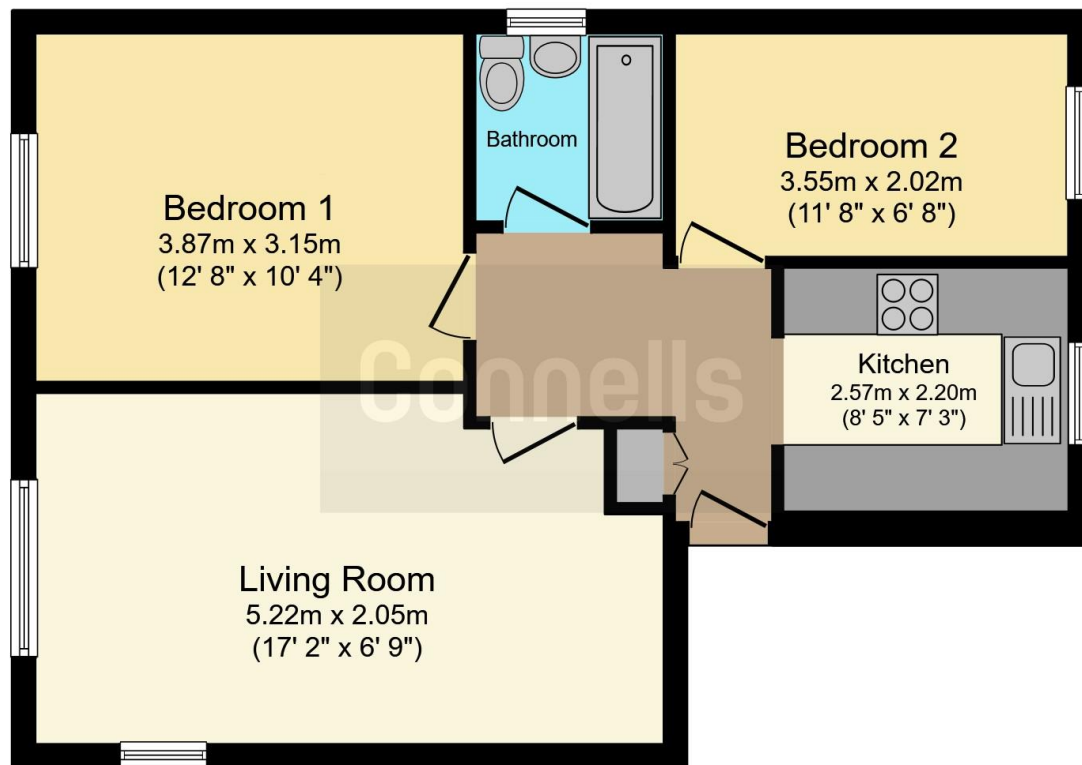
11' 5" x 7' (3.48m x 2.13m)

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.





Total floor area 52.3 m² (563 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

To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: D

Council Tax
 Band: A

Service Charge:
 1954.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT317030

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.



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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