



Connells

Ryans Court Ridgway Road
Luton



Property Description

***CHAIN FREE**

Situated within a popular residential area of Luton, this one-bedroom first floor flat presents an excellent opportunity for first-time buyers, downsizers and buy-to-let investors.

The accommodation is accessed via a private entrance leading to a welcoming hallway, providing access to all principal rooms. The bright and airy living room offers generous space for both relaxation and entertaining, while the separate fitted kitchen provides ample storage and worktop space for everyday cooking.

The property further benefits from a well-proportioned double bedroom, offering comfortable accommodation with space for bedroom furniture, alongside a three-piece bathroom suite.

Externally the property benefits from a communal residents' car park situated to the rear of the Ryans Court development, providing parking on a non-allocated basis, subject to availability.

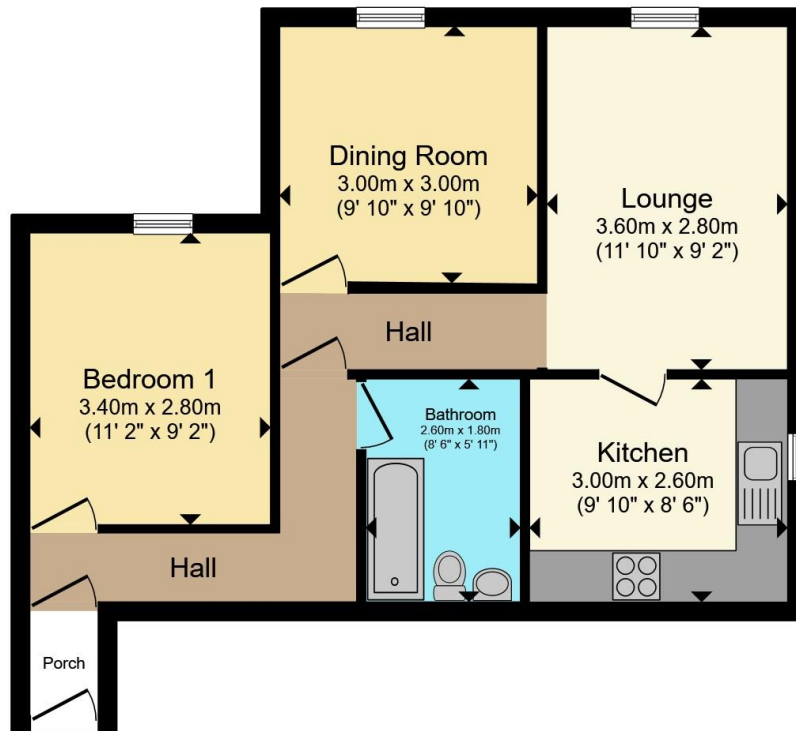
Conveniently located for local amenities, schools, transport links and Luton's mainline railway station, the property is perfectly positioned for commuters travelling into London and surrounding areas.

Offered with well-balanced accommodation throughout, this attractive flat is ready to move into and must be viewed to be fully appreciated.

Agents Note

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover to cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.





Total floor area 52.0 m² (559 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

Connells



To view this property please contact Connells on

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83-83A George Street
 LUTON LU1 2AT

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318495

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988. Should you require 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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