

for sale

offers in excess of **£180,000**



## Richmond Court Richmond Hill Luton LU2 7JJ

Connells LUTON bring to market this TWO bedroom Ground Floor flat situated in Richmond Court.

The property is situated in Round Green area within approximately one mile of LUTON railway station, Town Centre and Luton University.

# Richmond Court Richmond Hill Luton LU2 7JJ

## Entrance Hall

Door to front. Storage cupboard.

## Lounge

19' 1" x 10' 7" ( 5.82m x 3.23m )

Double glazed windows to side and rear. Radiator. TV and Telephone point.

## Kitchen

10' 3" x 6' 8" ( 3.12m x 2.03m )

Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances. Radiator. Double glazed window

## Bedroom One

14' 4" x 9' 7" ( 4.37m x 2.92m )

Double glazed window to front. Radiator.

## Bedroom Two

11' x 2' 9" ( 3.35m x 0.84m )

Double glazed window to front. Radiator.

## Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps. Fully tiled. Radiator.

## Outside

## Communal Garden

## Garage

secured garage in block behind gated entrance

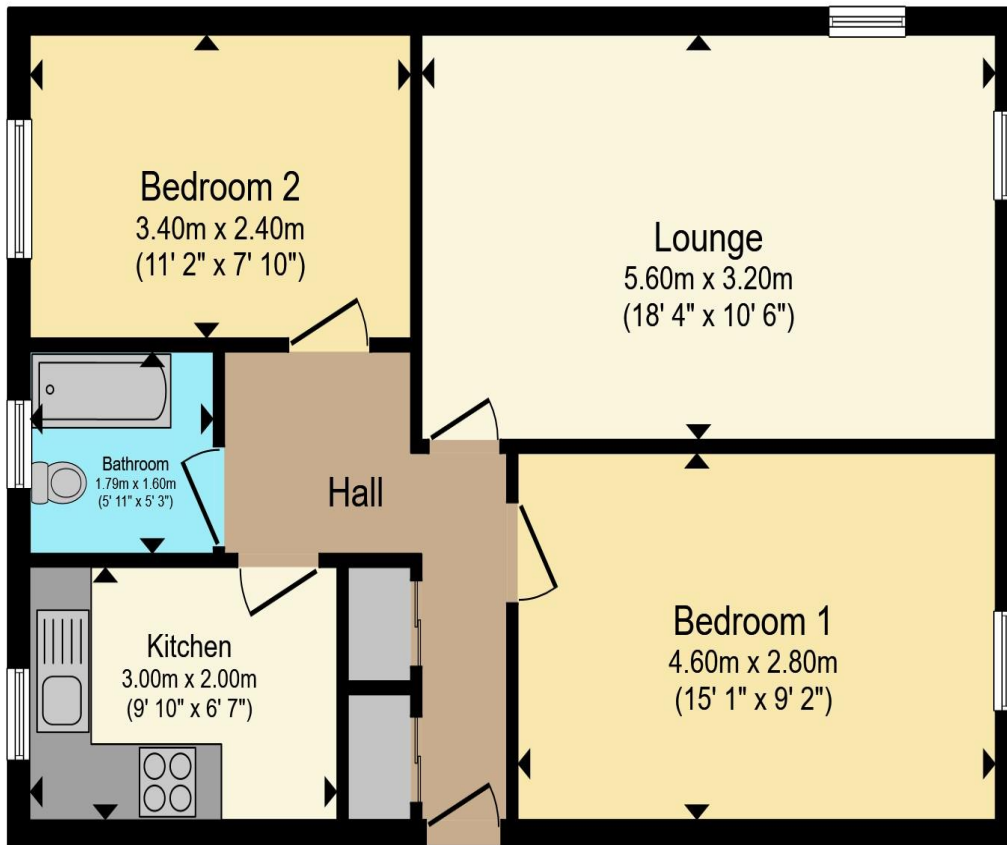












Total floor area 58.4 m<sup>2</sup> (629 sq.ft.) approx

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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

Property Ref: LUT317553 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1800.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/LUT317553](http://connells.co.uk/Property/LUT317553)**

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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