



PRONTO

PROPERTY GROUP



Property Particulars

Ryans Court, Ridgway Road, Luton, LU2 7RS Offers In Excess Of £120,000

An excellent opportunity for investors and cash buyers looking for a property with potential to add value.

Situated on Ridgway Road, Luton, this first-floor apartment offers flexible 1/2 bedroom accommodation and presents an exciting opportunity for buyers looking to modernise, improve or enhance the property's value.

The property is being offered with a 61-year lease, and is therefore suitable for cash buyers only. This is an opportunity for those seeking a project with scope to add value, subject to any necessary consents and leasehold requirements.

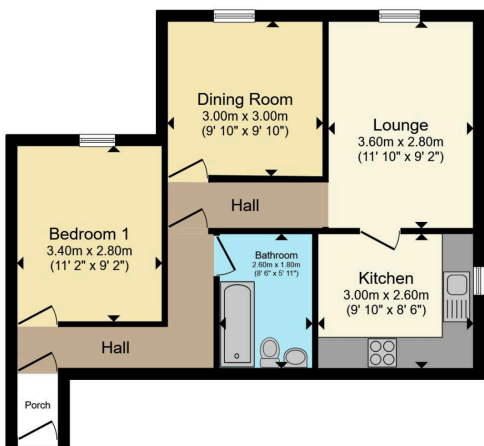
EPC rating C

Council Tax Band A.

Early viewing is recommended to appreciate the potential this property has to offer.

KEY FEATURES

- First-floor apartment
- Flexible 1/2 bedroom accommodation
- Cash buyers only
- 61-year lease remaining- extension available
- Opportunity to add value
- High Rental Demand Area



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



help@prontopropertygroup.co.uk



03300438852