Connells

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for sale

£54,000 Leasehold



Farley Lodge Ruthin Close Luton LU1 5EN

Situated just a short walk from Luton town centre, this first floor studio apartment is offered to the market chain free, making it an excellent opportunity for investors and first-time buyers alike.



The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance

Door to front.

Lounge 13' 8" x 11' 5" (4.17m x 3.48m)

Double glazed bay window and door to rear. Access to balcony. Built in wardrobes. Radiator.

Kitchen

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Electric oven and hob. Extractor fan. Plumbing and space for appliances. Partly tiled. Double glazed window to rear. Radiator.

Bathroom

Fitted with low level wc.Wash hand basin, Bath with mixer taps and shower attachment. Fully tiled, Radiator. Double glazed window to rear.

Outside

On street parking





To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

Property Ref: LUT318793 - 0002

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 900.00

Ground Rent: Ask Agent

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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