



1A Ridgway Road, Luton, Bedfordshire, LU2 7RP  
£140,000

- Great Location
- Close to Town

- Newly Refurbished
- Must Be Viewed

- One Bedroom
- CHAIN FREE

\*\*\* P&R Property Sales \*\*\*\* SPACIOUS ONE BEDROOM MAISONETTE \*\*\* CHAIN FREE \*\*\* Easy walking distance to the town centre and train station. The beautifully presented property benefits from accommodation comprising entrance hall, lounge, modern kitchen, modern bathroom and double bedroom.

### ENTRANCE HALL

Airing cupboard housing hot water tank, door to:

### LOUNGE 11'10" X 15'9" (3.61M X 4.81M)

Two windows to front,

### BEDROOM 1 11'11" X 10'9" (3.63M X 3.28M)

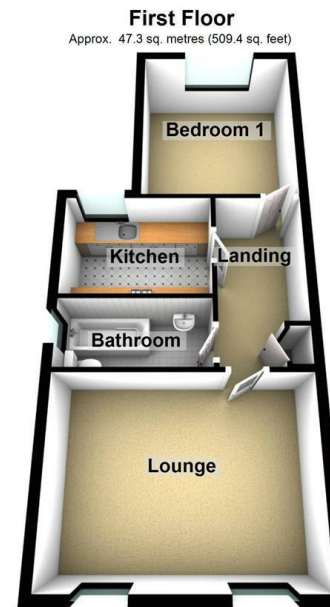
Double glazed window to rear, radiator, door to:

### KITCHEN 7'0" X 9'9" (2.13M X 2.97M)

Refitted with a matching range of base and eye level units with worktop space over, sink unit, space for fridge/freezer and washing machine, fitted electric oven, built-in hob.

### BATHROOM

Recently refitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin and close coupled WC, obscure double glazed window to side.



Total area: approx. 47.3 sq. metres (509.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	