



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)

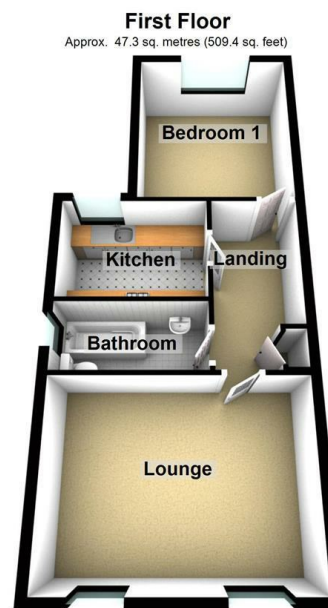
Double glazed window to rear, radiator, door to:

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	