



**Viscount Court
Knights Field
Luton
Bedfordshire
LU2 7LD**

Offers In Excess Of £170,000

bettermove

Knights Field

Luton

Bettermove are proud to present this 1 bedroom flat in Luton available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available via the allocated parking space.

The council tax band is B.

This is a leasehold property with 125 years on the lease from 1989; there is no ground rent and the service charge is approximately £1,200pa.

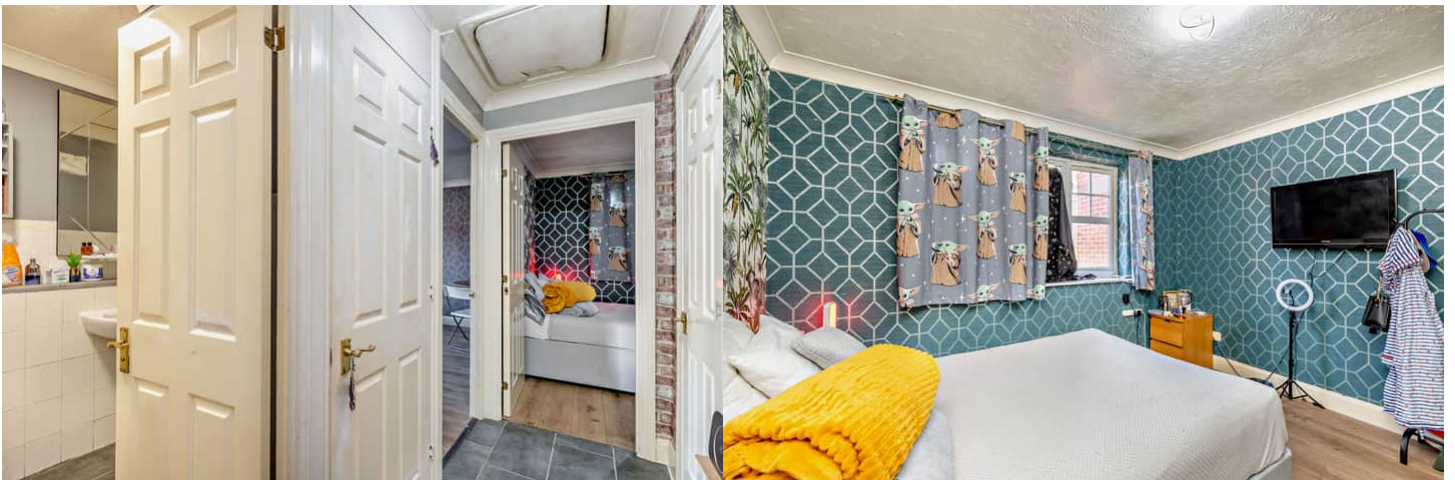
The interior of this property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom all on the second floor of this building.

Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A332, Windsor & Eaton central station and many local bus routes.

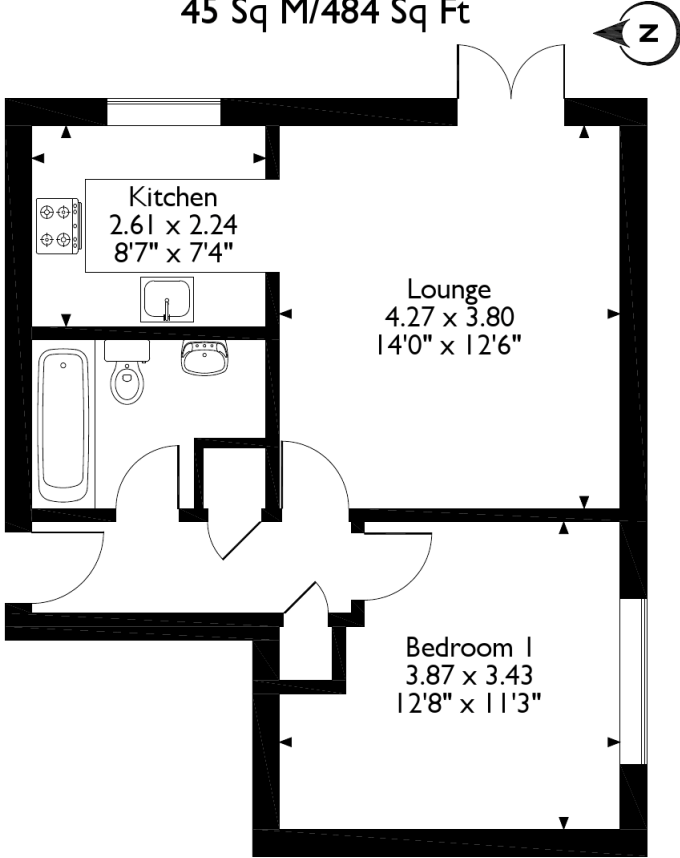
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Viscount Court, Knights Field, Luton
 Approximate Gross Internal Area
 45 Sq M/484 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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