


**Ramsey Close, Luton, Bedfordshire**

Offers Over: £170,000

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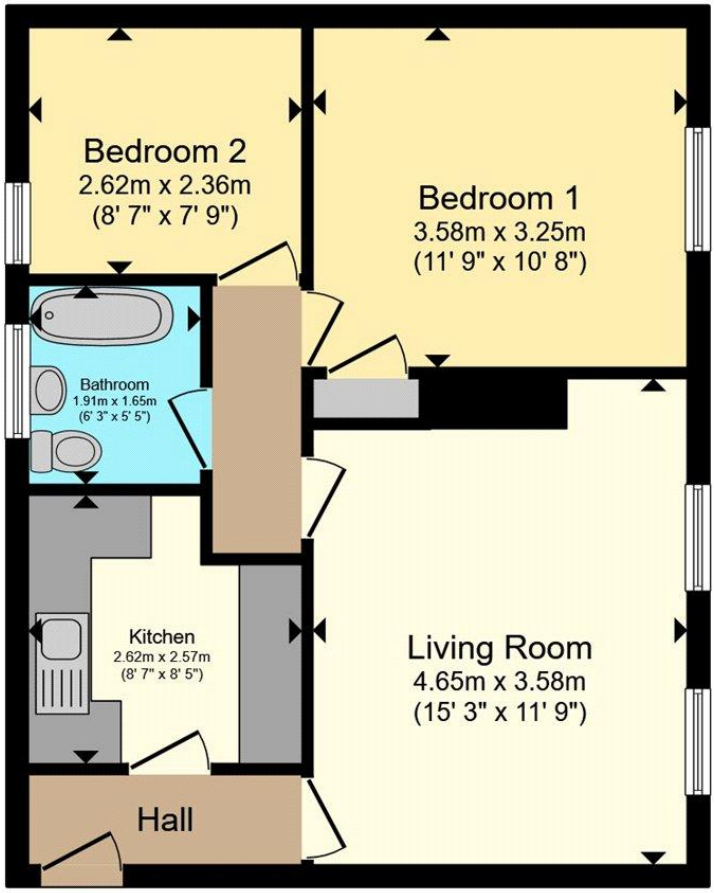
Situated in a peaceful cul-de-sac within the popular Lewsey Farm area, this well-presented two-bedroom first floor apartment offers spacious accommodation, excellent commuter links, and convenient access to a wealth of local amenities. An ideal purchase for first-time buyers, investors, or healthcare professionals, the property is conveniently located close to the Luton & Dunstable University Hospital and Leagrave Railway Station.

The accommodation comprises an entrance hallway, fitted kitchen, generous lounge/dining room offering ample space for both relaxing and entertaining, two well-proportioned bedrooms, including a spacious principal double bedroom, and a family bathroom.

Externally, residents benefit from a communal garden area, with the current owner also making use of a private shed providing valuable additional storage space. Parking is plentiful directly outside the block, and the quiet cul-de-sac setting helps ensure a stress-free parking experience.

The property is offered with approximately 100 years remaining on the lease, a service charge of approximately £900 per annum, and a ground rent of approximately £10 per annum.

Ramsey Close enjoys an excellent position close to a range of local shops, supermarkets, parks, and well-regarded schools including Beechwood Primary School, The Chalk Hills Academy, and Ferrars Junior School. Excellent transport connections provide easy access to the M1 motorway, Leagrave Railway Station, Luton town centre, Dunstable town centre, and London beyond. The nearby Luton & Dunstable University Hospital further enhances the property's appeal, making it an ideal location for commuters, professionals, and families alike.




Total floor area 50.4 m² (542 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

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Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£900 A Year**

Years Left on Lease: **100**

Ground Rent: **£10 A Year**

Viewing by appointment

T: 01582 471888
E: dunstable@taylorsestateagents.co.uk
2 High Street South, Dunstable, Beds, LU6 3HA

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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