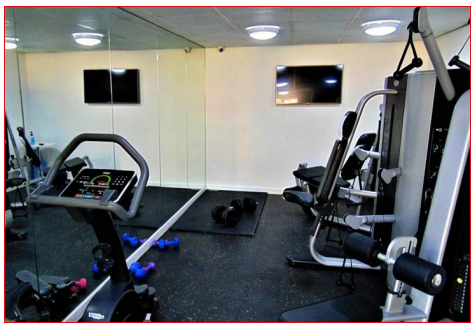
BENJAMIN STEVENS estate agents



F38 Park Street, Luton, LU1 3EY

Guide Price £45,000

AVAILABLE TO CASH BUYERS

Benjamin Stevens are delighted to offer this investment opportunity to buy to let cash buyers.

The complex boasts a Communal gym, Cinema, Study Room, lifts, and a concierge service for entry/exit and a generous communal courtyard garden.

The property further benefits from a town centre location, high yield, no ground rent and tenants in situ.

For more details please give us a call on 01582 485531.

External

250 years from 2013.

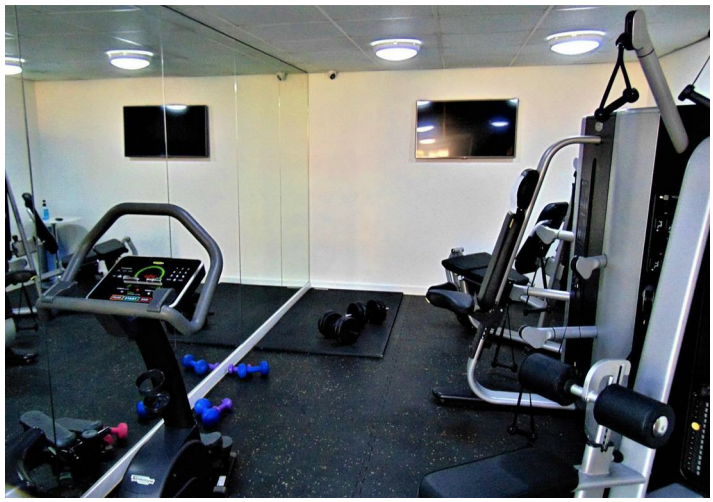
Shower Room 4'2 x 6'2 (1.27m x 1.88m)

Walk in shower, WC, hand basin and vanity mirror.

Bedroom 8'8 x 13'7 (2.64m x 4.14m)

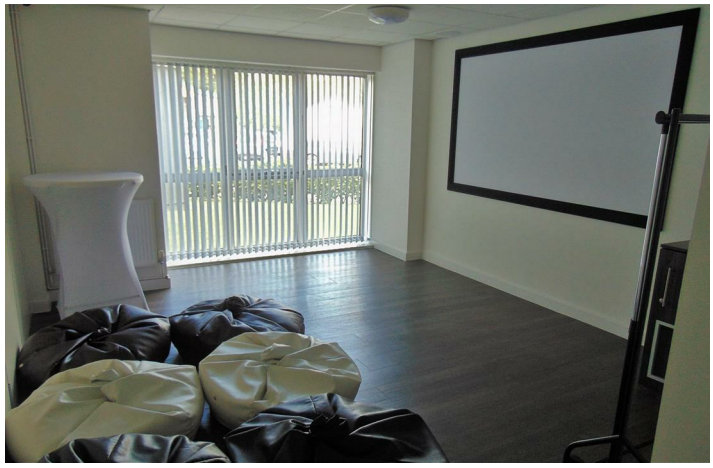
Wood affect flooring, double bed, built in storage and double glazed window to front aspect.

Communal Gym



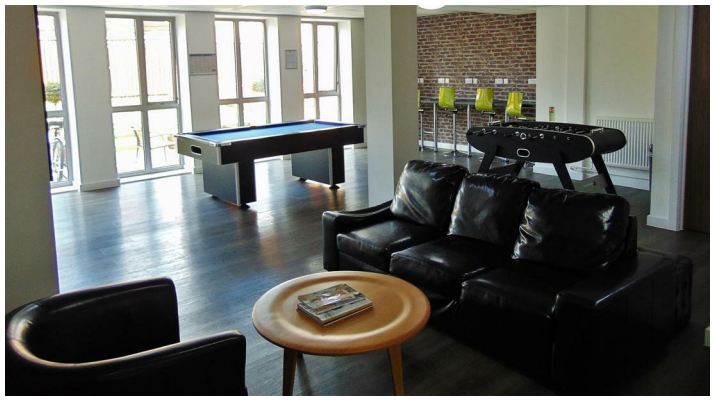
Exercise machines, wall mirrors and mat area.

Communal Cinema room



Cinema room with large screen and bean bag style seating.

Communal area



Communal garden

patio area leading to communal lawn.

EPC

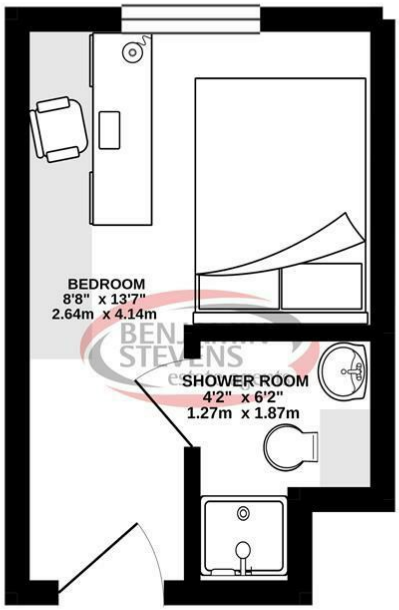
EPC rating B

Tenure

Built in 2013
Lease Term 250 from new
Service Charge £1330.76
No Ground Rent

Floor Plan

GROUND FLOOR
113 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 113 sq.ft. (10.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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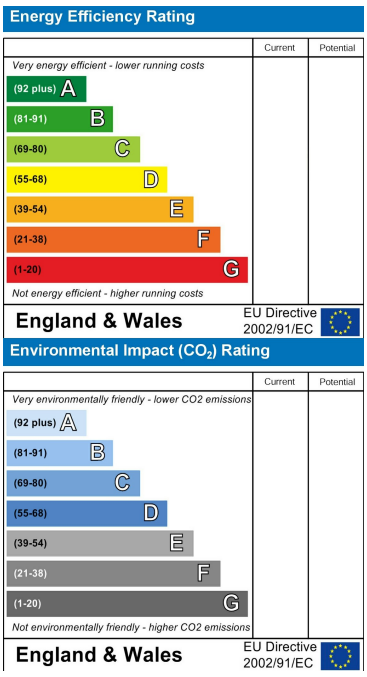
Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

THE GUILD OF PROFESSIONAL ESTATE AGENTS

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