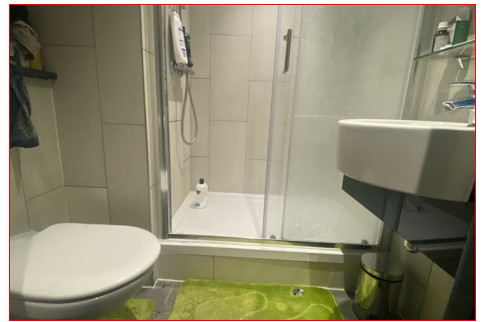
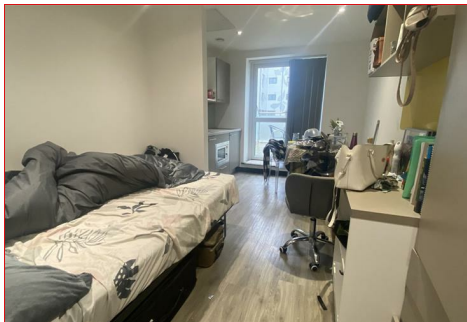




F138 4 Dumfries Street, Luton, LU1 5FT
Offers In The Region Of £75,000

*****AVAILABLE TO CASH BUYERS*****

Benjamin Stevens are delighted to offer this investment opportunity to buy to let cash buyers. The room comprises of a bedroom an en-suite shower room, kitchenette and a private balcony. The complex further 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 great yield and no ground rent.

For more details please give us a call on 01582 485 531.

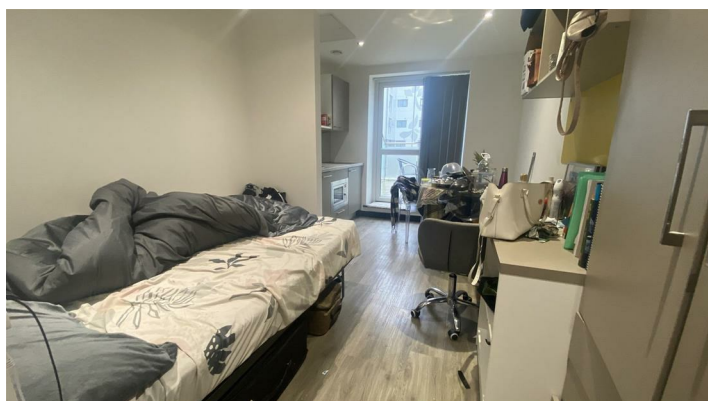
Reception



Communal Area



Studio Apartment 21'0" x 8'7" (6.42 x 2.62)



Wooden effect flooring, window to rear aspect, fitted desk, kitchenette with integrated appliances.

Cinema Room

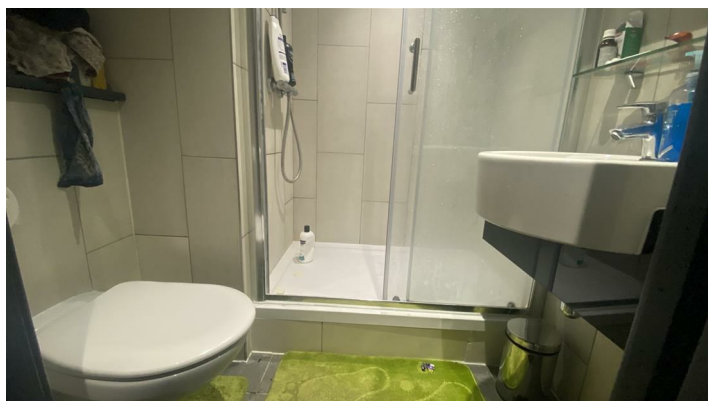


Communal Area

Balcony



En-Suite 4'9" x 5'2" (1.45 x 1.58)



Laundry Room

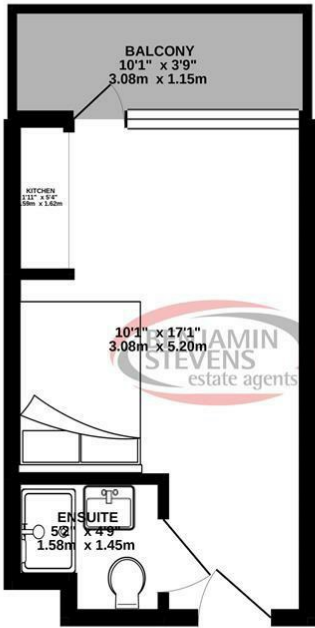


View of Communal Area



Floor Plan

GROUND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



STUDIO APARTMENT

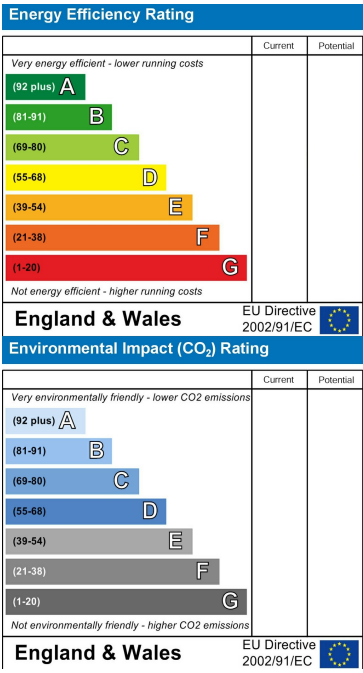
TOTAL FLOOR AREA : 170 sq.ft. (15.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.



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