



G6 Park Street, Luton, LU1 3EY

**Guide Price £85,000**

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

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

The large ground floor studio comprises of a bedroom an en-suite shower room, and kitchen.

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 town centre location, high yield, no ground rent and tenants in situ.

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

**Studio 11'10 x 17'0 (3.61m x 5.18m)**

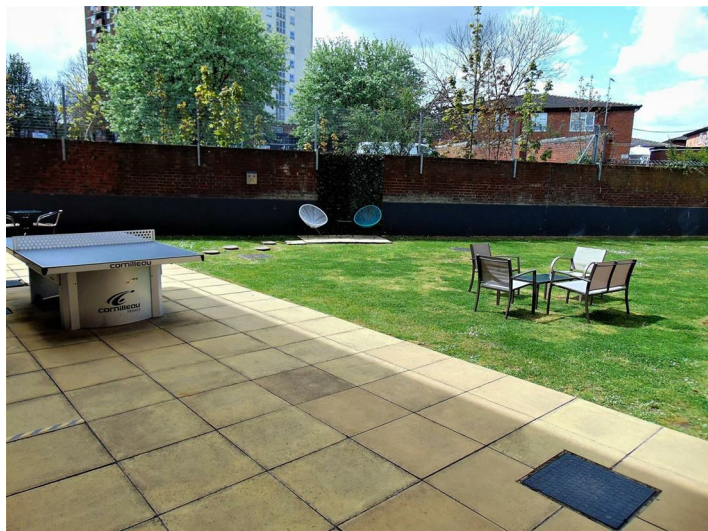


**Bathroom 8'1 x 9'7 (2.46m x 2.92m)**



Wetroom, tiled walls, wall mirror, toilet and sink

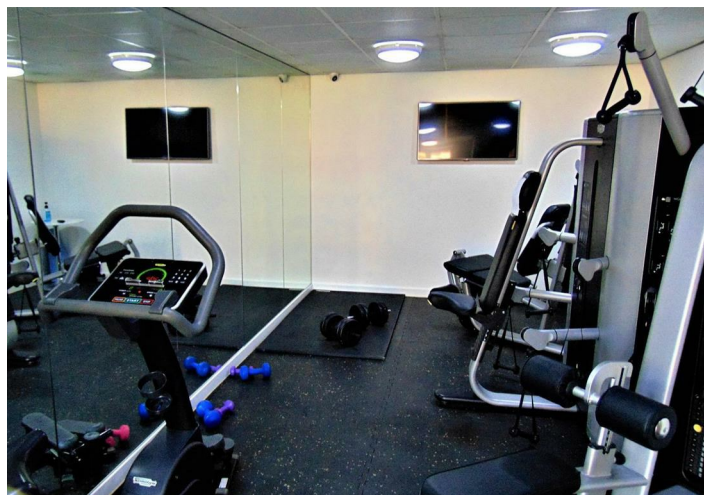
**External**



patio area leading to communal lawn

**Communal Courtyard**

**Communal Gym**



Exercise machines, wall mirrors and mat area

**Communal Social Room**

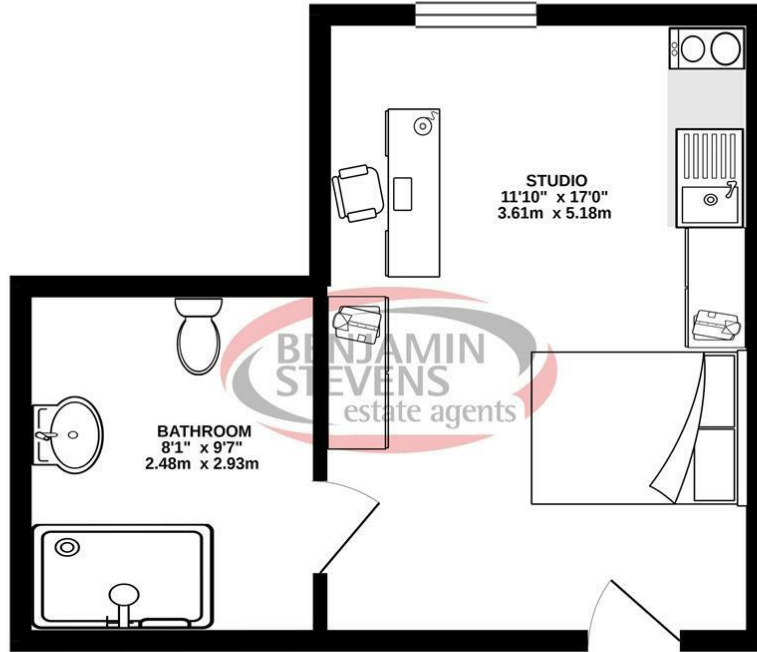
**Communal Cinema Room**



Cinema room with large screen and bean bag style seating

# Floor Plan

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 279 sq.ft. (25.9 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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