BENJAMIN STEVENS estate agents

Suite 25 Park Street, Luton, LU1 3EY

Offers In The Region Of £60,000

AVAILABLE TO CASH BUYERS ONLY
Benjamin Stevens are delighted to offer this investment opportunity to buy to let cash buyers.
The Studio comprises of a bedroom, kitchen area an en-suite shower room, and a dining room area. 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, no ground rent and tenants in situ.

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

Kitchen 13'75 x 11'21 (3.96m x 3.35m)

Rang of wall and base units, electric microwave oven, duel hob, fridge freezer, toaster, kettle, double glazed windows and wood effect flooring.

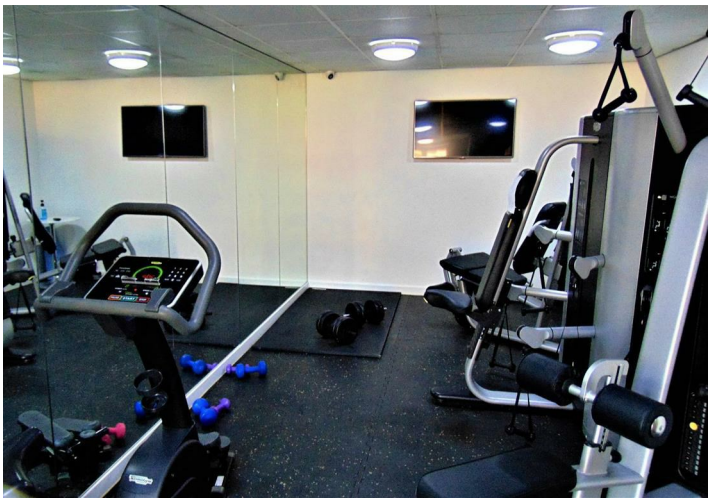
Bedroom 13'75 x 11'21

double bed, double wardrobe, desk and dining room table, double glazed windows and wood effect flooring.

Bathroom 6'19 x 4'28 (1.83m x 1.22m)

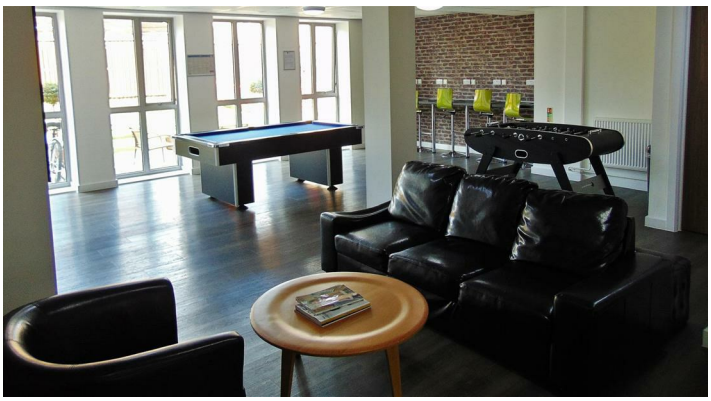
Walk in shower, wall attached pedestal sink with mixer taps, low level W/C, vanity mirror and fully tiled.

Communal Gym



Gym equipment for shared use.

Communal Area



Pool table, foosball table, table and chairs.

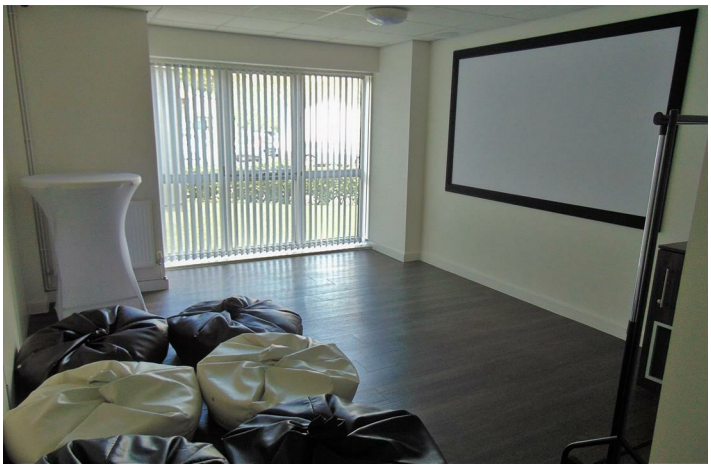
Communal Garden

Table and chairs, shared table tennis.

External

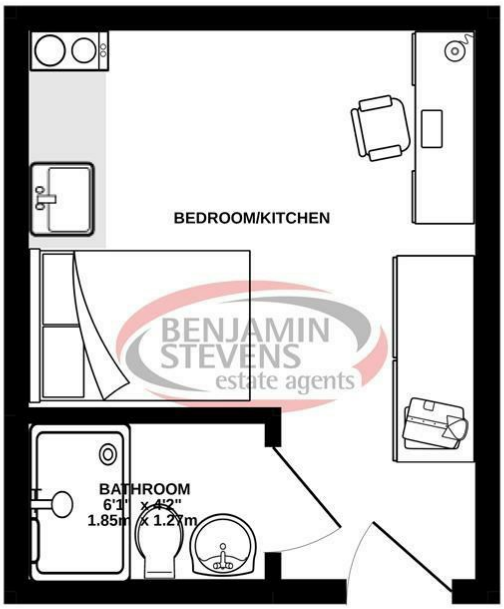
Secure access, concierge on site.

Communal Cinema Room



Floor Plan

GROUND FLOOR
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 152 sq.ft. (14.1 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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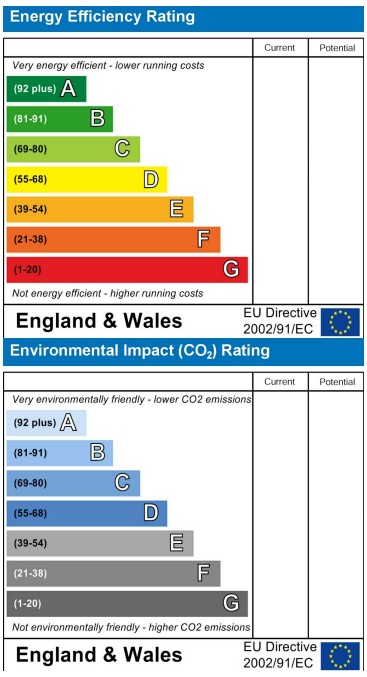
Area Map

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.

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