



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)**



Range of wall and base units, electric microwave oven, dual hob, fridge freezer, toaster, kettle, 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.

**Bedroom 13'75 x 11'21**



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

**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



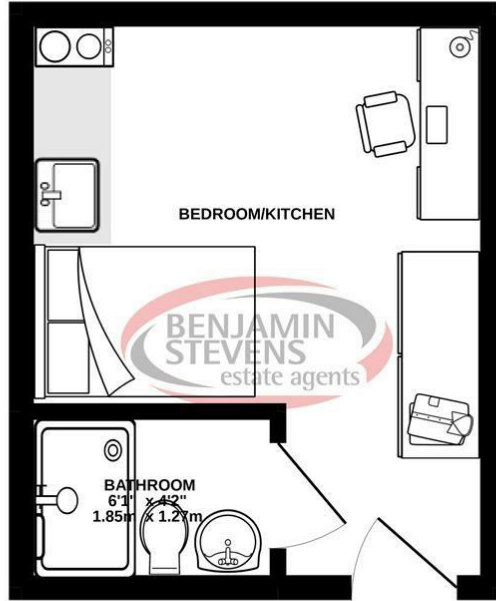
Secure access, concierge on site.

## Communal Cinema Room



# Floor Plan

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

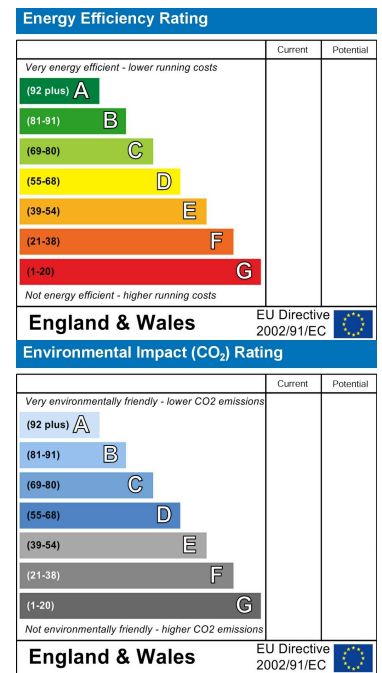


TOTAL FLOOR AREA: 152 sq.ft. (14.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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