

146-158 Park Street, Luton, LU1 3EY  
**Offers In The Region Of £50,000**

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

Benjamin Stevens are delighted to offer this investment opportunity to buy to let cash buyers. The room comprises of a en-suite shower room and the complex has a Communal gym, Cinema, shared Kitchen, Study Room, lifts, and a concierge service for entry/exit and a generous communal courtyard garden.

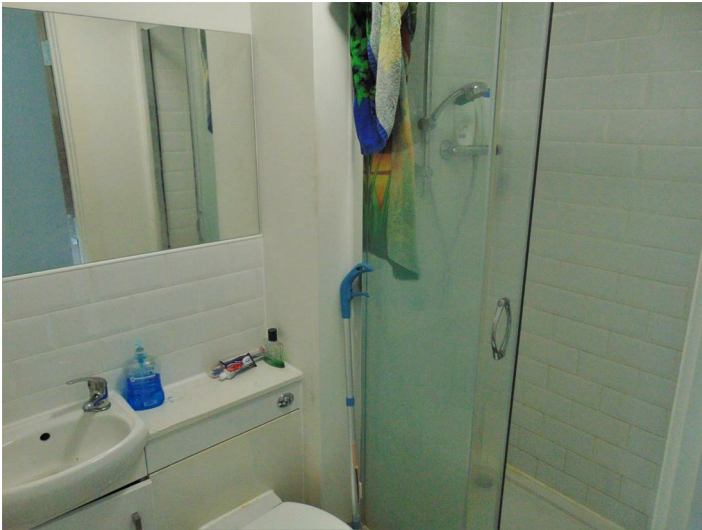
Currently rented for £400 PCM the property offers a great long term investment.

### Studio Room



Double bedroom with wood effect flooring, double glazed windows

### En-Suite



Walk in shower, wall attached vanity sink unit with mixer tap.

### Service Charge

£1330.76 PA

### Lease Length

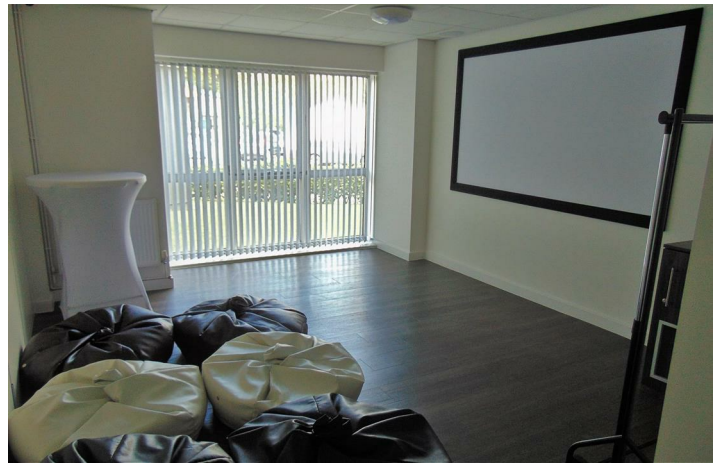
250 Years from 2013.

### Gym



Rubber matting flooring with various gym equipment

### Cinema



Wood effect flooring, beanbags with a screen

### Conference



Meeting tables and chairs, front aspect. Ability to divide the room into two

## Communal Garden



Patio with outside table tennis set up. Grassed area with tables and chairs.

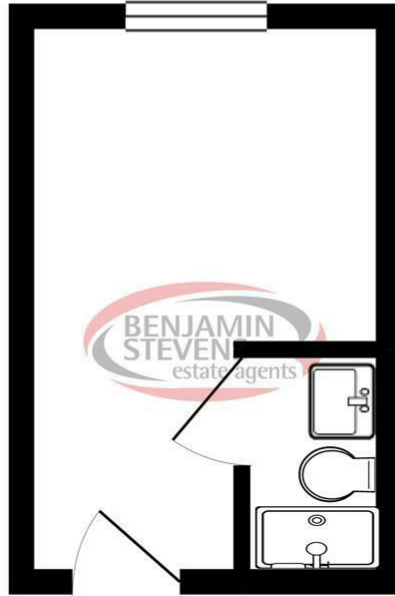
## Games Room



Communal games room with pool, table football and tables and chairs

# Floor Plan

GROUND FLOOR  
112 sq.ft. (10.4 sq.m.) approx.



TOTAL FLOOR AREA: 112 sq.ft. (10.4 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) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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