



THE BEECHES  
PRIVATE  
RESIDENT PARKING ONLY

6 Somersby Close, Luton, LU1 3XB  
Asking price £110,000



**PR**  
PROPERTY

- Purpose-built ground floor studio flat
- Peppercorn ground rent — no ground rent liability
- Allocated parking space
- Decent sized living area

- Long-standing assured shorthold tenancy in place
- Current rent £7,500 per annum, - potential to increase £9000 subject notices
- Gas heating

- Exceptional 999-year lease from 1984 — approximately 957 years remaining
- Attractive, well-maintained block with immaculate communal grounds
- Modern bathroom

Exclusive to P&R Property, A fantastic opportunity to acquire a well-situated ground floor studio flat as a ready-made investment, complete with a long-standing, reliable tenant in situ. Purpose-built in the mid-1980s, the flat is looked after well and benefits from a decent sized living area, a modern bathroom and gas heating. It forms part of an attractive, well-maintained block with immaculate communal grounds and its own allocated parking space. This represents a genuine opportunity for an investor to enjoy an immediate and dependable income from day one.

### ENTRANCE HALL

**LIVING ROOM 13'7" X 13'4" (4.15M X 4.07M)**

**KITCHEN 5'3" X 9'8" (1.60M X 2.94M)**

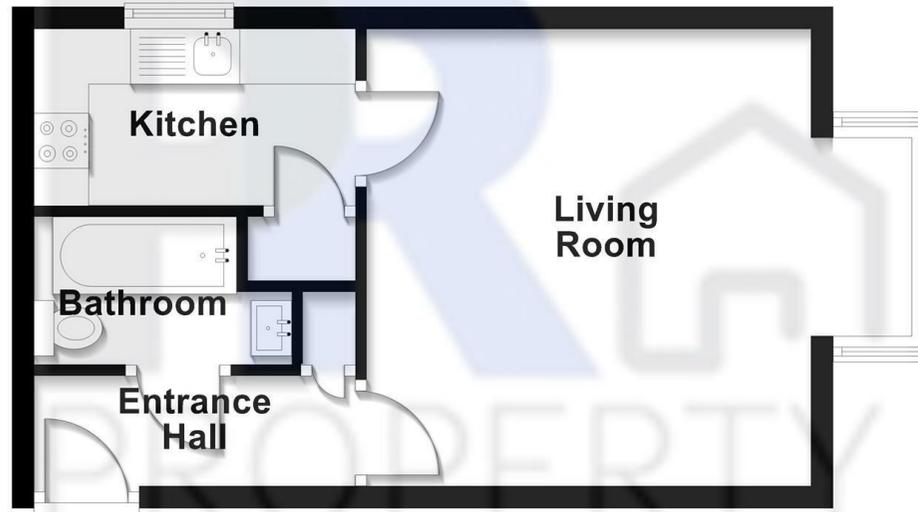
### BATHROOM

### OUTSIDE

### ALLOCATED PARKING SPACE

## Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 30.3 sq. metres (326.1 sq. feet)

**6 Somersby Close, Luton**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      | 78        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |