



Acworth Crescent, Luton, Bedfordshire, LU4 9JA

Price £150,000 Leasehold



This charming one-bedroom flat is located in the heart of Luton, Bedfordshire and is perfect for those looking for a first-time buy or an investment opportunity. The property has been recently renovated by the current owner and boasts a modern and stylish interior.



Acworth Crescent

Luton, LU4 9JA



- Spacious one bedroom flat
- Communal garden
- Gas central heating
- Completely renovated throughout
- Walking distance to Leagrave railway station
- Ideal for a first time buyer
- Close to local amenities



The flat comprises of one bedroom, one bathroom, and one reception room, making it the perfect size for a single person or a couple.

The reception room is bright and airy, with large windows that flood the room with natural light. The room is spacious enough to accommodate a comfortable seating area and a dining table, making it perfect for entertaining guests. The bedroom is also a good size and has plenty of storage space, making it ideal for those who need a little extra room for their belongings.

The bathroom has been recently refurbished and features a modern white suite with a shower over the bath. The flat also benefits from gas central heating, ensuring that it is warm and cosy all year round.

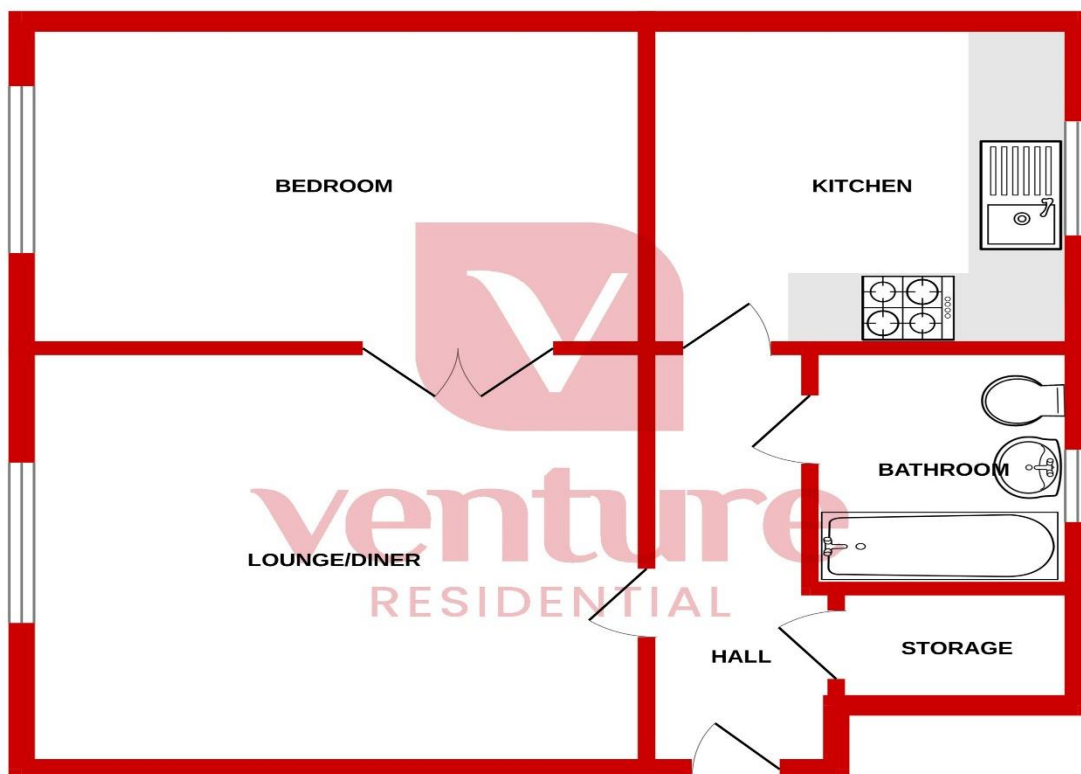
The property is located in a quiet residential area, with easy access to local amenities and transport links. Local shops are just a short walk away, offering a wide range of shops, restaurants, and entertainment options. The flat is also conveniently located for those who need to commute, with Leagrave train station just a 10-minute walk away.

For those who enjoy the great outdoors, Luton has plenty to offer. The town is surrounded by beautiful countryside, with the Chiltern Hills just a short drive away. The nearby Stockwood Park is also a popular destination, offering a range of activities including a golf course, museum, and gardens.


Luton is also home to a number of cultural attractions, including the Wardown Park Museum and the Hat Factory Arts Centre. The town also hosts a range of events throughout the year, including the Luton International Carnival and the Luton Food and Drink Festival.

Overall, this charming one-bedroom flat is the perfect choice for those looking for a first-time buy or an investment opportunity. With its modern interior, convenient location, and reasonable charges, it is sure to attract a wide range of buyers.

GROUND FLOOR





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX**

**T: 01582 249155
E: info@venture-residential.co.uk**

