



Brook Street, Luton, Bedfordshire, LU3 1DZ

Price £150,000 Leasehold



Venture Residential are delighted to bring to the market this spacious two-bedroom apartment, ideally located within walking distance to Luton Train Station.





# Brook Street

Luton, LU3 1DZ



- Two double bedrooms
- Communal parking
- Lounge/ diner
- Walking distance to Luton Town Centre & Train Station
- Good school catchments
- Ideal buy to let investment or first time buy



Venture Residential are delighted to bring to the market this spacious two-bedroom apartment, ideally located within walking distance to Luton Train Station. Situated on the second floor of a purpose-built block, this property is perfect for commuters, first-time buyers, or investors looking for a well-positioned home with excellent transport links and local amenities.

Upon entering, you are welcomed into a bright and airy entrance hall that leads to the generous living accommodation. The spacious lounge/diner provides a comfortable and inviting space for relaxation and entertaining, with plenty of room for both seating and dining areas. The kitchen is well-proportioned and offers ample cupboard space, making it practical for everyday cooking and storage needs.

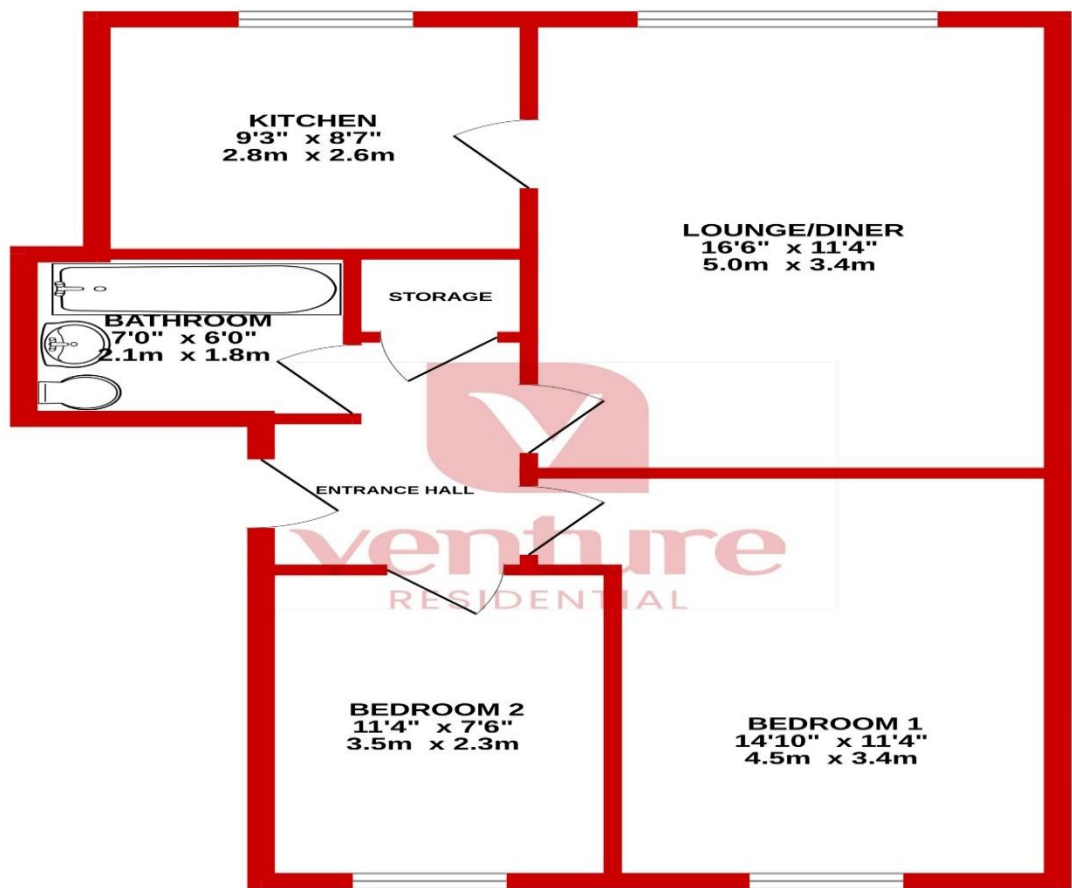
Both bedrooms are of a generous size, providing flexible living arrangements to suit a variety of needs, whether for a small family, professionals sharing, or a home office setup. The family bathroom is well-maintained and fitted with essential amenities to accommodate modern living.

Externally, the property benefits from communal parking, providing convenience for residents and visitors. The apartment is positioned off New Bedford Road, a sought-after location offering excellent connectivity. Luton Thameslink Train Station is within 0.5 miles, providing direct access to London, making it an ideal choice for commuters. The town centre is also within easy reach, offering a range of shops, restaurants, and leisure facilities.

For those who enjoy outdoor spaces, the property is close to beautiful green areas, including Wardown Park, Popes Meadow, and Moor Park, perfect for leisurely walks and outdoor activities. London Luton Airport and Junction 10 of the M1 motorway are also nearby, making this an excellent choice for those who travel frequently.

With its fantastic location, spacious layout, and great commuter links, this apartment presents a wonderful opportunity for buyers looking to step onto the property ladder or expand their investment portfolio.

FLOOR PLAN



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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