



27 Downs Road, Luton, Bedfordshire, LU1 1QP
£415,000



- EXCLUSIVE TO PR PROPERTY SALES
- POTENTIAL TO EXTENDED SUBJECT PLANNING PERMISSION
- AVAILABLE FULLY TENANTED OR WITH VACANT POSSESSION
- ONE, ONE BEDROOM FLAT
- FREEHOLD AND 3 FLAT FOR SALE
- PARKING FOR 3 CARS TO FRONT
- LOCATED CLOSE TO TOWN CENTRE
- POTENTIAL INCOME OF £38,000 per annum
- GAS CH IN ALL APARTMENTS
- TWO, TWO BEDROOM FLATS

**** EXCLUSIVE TO PR PROPERTY SALES ** 3 FLATS AND FREEHOLD OFFERED FOR SALE **** The block of flats consists of 2, 2 bedroom apartments and 1, 1 bedroom apartment which have a potential income of £38,000pa. The property also benefits from 3 parking spaces to front and large gardens. The property is located within easy walking distance of the town centre.

GROUND FLOOR

FLAT 1

LOUNGE 14'10" X 11'11" (4.52M X 3.63M)

KITCHEN 10'6" X 6'0" (3.19M X 1.82M)

BEDROOM 1 10'8" X 14'1" (3.26M X 4.29M)

BEDROOM 2 11'5" X 13'4" (3.47M X 4.07M)

BATHROOM

FIRST FLOOR

FLAT 2

LIVING ROOM 17'10" X 13'4" (5.44M X 4.07M)

KITCHEN 10'6" X 7'4" (3.19M X 2.23M)

BEDROOM 1 15'1" X 11'11" (4.59M X 3.63M)

BEDROOM 2 10'6" X 11'11" (3.19M X 3.63M)

BATHROOM

SECOND FLOOR

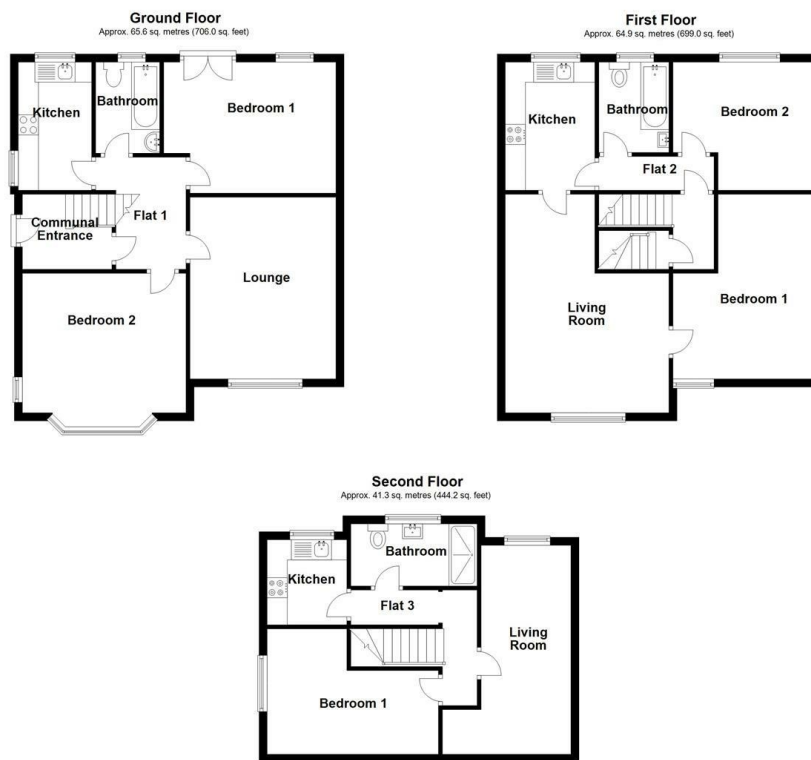
FLAT 3

LIVING ROOM 17'1" X 10'6" (5.20M X 3.20M)

KITCHEN 6'11" X 6'6" (2.12M X 1.98M)

BEDROOM 1 6'7" X 14'0" (2.00M X 4.26M)

BATHROOM



Total area: approx. 171.8 sq. metres (1849.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	