



## 132 Ridgway Road, Luton, LU2 7RT

Situated on Ridgway Road, this residence presents an enticing prospect for investors keen on portfolio expansion. Operating as a House of Multiple Occupancy (HMO), all five rooms are presently occupied, yielding a commendable 8% return on investment with the promise of further growth. (subject to rent reviews)

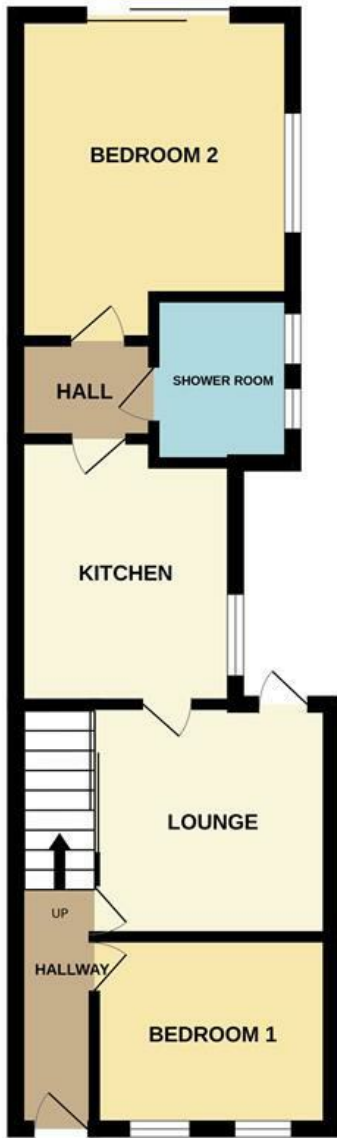
The ground floor showcases a communal lounge area and a spacious kitchen, boasting ample cupboard space for residents. The accommodations on this level include two bedrooms; one, a larger than average room forming part of the rear extension, and the other a well sized double bedroom.

The first floor contains two double bedrooms, one single bedroom and a shared shower room. External features include a maintained rear garden with lawn and decking area. Residents can take advantage of permit parking at the front.

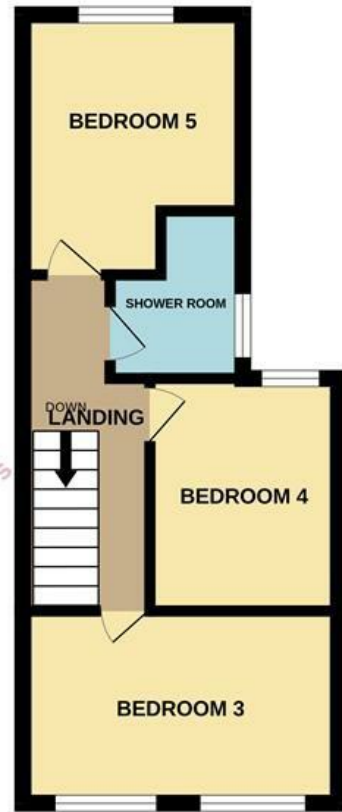
- Nova Estate Agents
- Excellent investment opportunity
- HMO licensed
- 5 Bedrooms
- £30,000PA approx income
- Close to town centre and station
- Extended
- Tenants in situ

£325,000

GROUND FLOOR



1ST FLOOR



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) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	