



Flat 5, 36, Sunson Place Havelock Road, Luton, Bedfordshire, LU2 7PW

Nova Estate Agents proudly present this superb studio apartment within a recently renovated block of apartments, boasting modern fittings and fixtures.

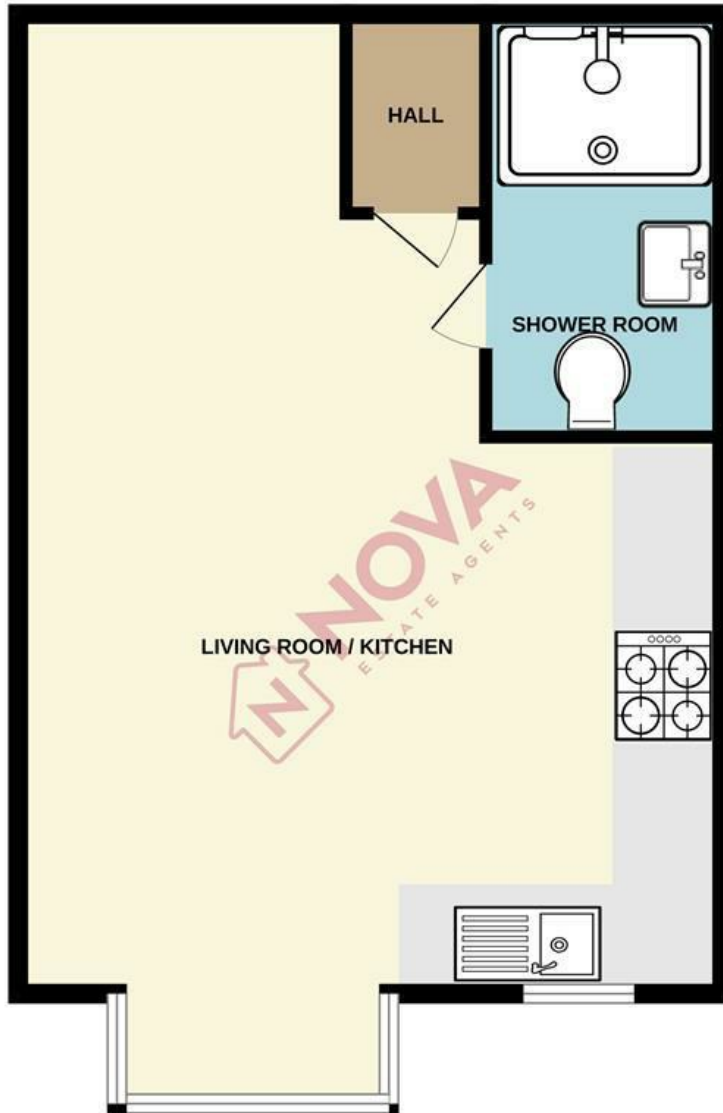
This property serves as a perfect first home or as a lucrative investment prospect as the current tenants can be transferred over to the new owners for smooth transition and a continuous income stream. With a modern kitchen, bathroom, fixtures fittings and the added benefit of parking in this prime location, we advise prompt viewing to seize the opportunity offered by this distinctive development.

Situated on Havelock Road, the building enjoys a prime location with effortless reach to Luton town Centre, Luton Train Station, University of Bedfordshire, M1, various road connections, nearby primary and secondary schools.

- Nova Estate Agents
- Recently Renovated
- Studio Apartment
- New Build Warranty
- Modern Fittings
- Residents Parking
- 5 Minute Walk to Luton Train Station
- Long Lease

£110,000

GROUND 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			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		