



2 Cypress Road | | Luton | LU1 4FZ

Price £120,000

FAULKNER MADDEN

FM Residential | SO Moves

Key features

- 50% SHARED OWNERSHIP
- MONTHLY RENT £320.58
- MONTHLY SERVICE CHARGE £66.96
- MONTHLY LEASE MANAGEMENT FEE £24.36
- MINIMUM DEPOSIT £6,000 (subject to lender criteria)
- SUPBERB TRANSPORT LINKS
- COUNTRYSIDE ENVIRONMENT
- 2 BEDROOM 2 BATHROOM
- PARKING

Description

Conveniently located off Newlands Road, in Luton, this modern ground floor apartment offers a splendid opportunity for first-time buyers or those looking to invest in a shared ownership property. Built in 2021, the apartment boasts a generous 678 square feet of living space, designed to provide a bright and airy atmosphere throughout.

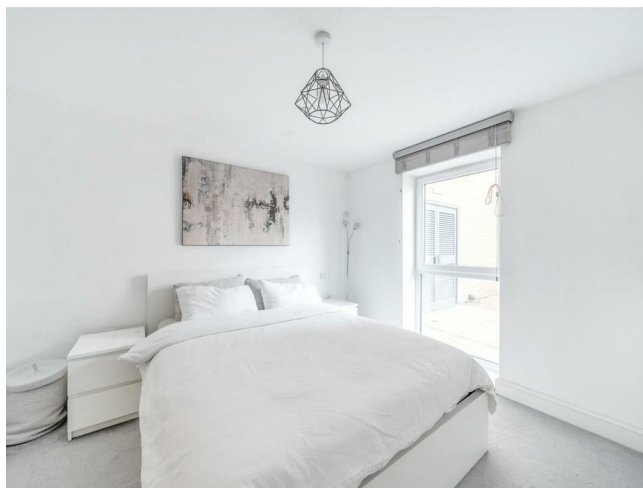
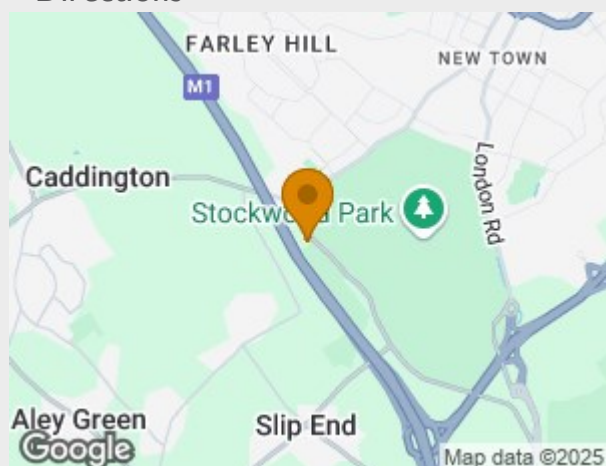
The property features two well-appointed bedrooms, both with en-suite facilities, including a convenient Jack and Jill bathroom. This layout is perfect for families or those who enjoy hosting guests. The spacious reception room is bathed in natural light, creating a warm and inviting environment for relaxation or entertaining. The fully integrated kitchen is a chef's delight, equipped with modern appliances and ample storage, making meal preparation a pleasure.

One of the standout features of this apartment is its allocated parking space, a rare find in urban living. Residents can also enjoy the shared garden area, ideal for outdoor leisure and socialising with neighbours.

Location is key, and this property does not disappoint. It is just a ten-minute drive to Luton shopping centre and cinemas, as well as Luton Airport, making travel and leisure easily accessible. For commuters, Luton Airport Parkway train station is convenient and offering direct trains to London St Pancras every 15 minutes, with a swift journey time of just 24 minutes. Additionally, families will appreciate the proximity of ten schools within a mile, ensuring quality education options for children.

In excellent condition, this apartment represents a fantastic opportunity to secure a home in a vibrant area. With shared ownership available at 50%, it is an ideal chance to step onto the property ladder in a thriving community. Don't miss out on this exceptional offering in Luton.

Directions



Shared Ownership Eligibility Criteria

To qualify for a Shared Ownership home, you must:

Be at least 18 years old.

Have an annual household income below £80,000 (outside London) or £90,000 (in London).

Not own another home or be in the process of selling one.

Be unable to afford a suitable home on the open market.

Not be in mortgage or rent arrears.

Have a good credit history and be able to afford the regular payments and costs involved.

Heylo Housing Application Requirements

When applying to Heylo Housing, you must provide:

A Budget Planner completed by an Independent Financial Advisor (IFA).

Photo ID (passport, driving licence, or national ID) for all applicants.

A recent utility bill, bank, or credit card statement (dated within the last 3 months) for all applicants.

3 months of payslips.

3 months of bank statements.

Proof of deposit funds.

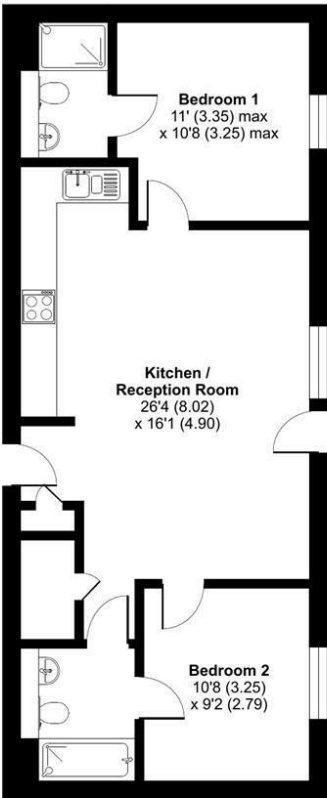
A mortgage decision in principle or a completed Independent Mortgage Advisor (IMA) form.

Permission for Heylo Housing to run a hard credit search on your file.



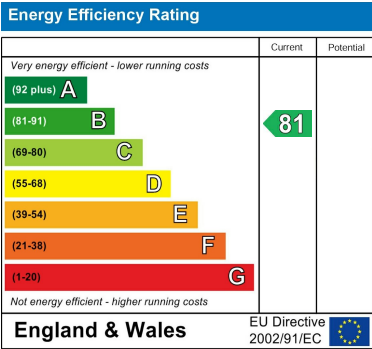
Cypress Road, Luton, LU1

Approximate Area = 672 sq ft / 62.4 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for So Moves. REF: 1232947



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