



**Connells**

St. Margarets Avenue  
Luton



## Property Description

We are delighted to be selling this 6-bedroom fully licensed HMO property located in the Saints Area. This property is over three floors, to the ground floor there is a guest cloakroom, living/TV room and separate dining room, and to the rear you have a fully equipped communal kitchen, featuring modern appliances and ample storage space with separate laundry/utility room creating a functional and welcoming area where tenants can cook and socialise. Additionally, the kitchen, lounge/TV room and dining room all open onto a well-maintained rear garden, perfect for outdoor relaxation and social gatherings. The property's thoughtful design strikes the perfect balance between personal space and communal living catering to professionals.

The Ground Floor also contains a storage room with potential for developing into a 7th bedroom (StP).

The first floor boasts four good sized double bedrooms, each with their own modern en suite ensuring privacy and convenience for all tenants.

The second floor offers a large double bedroom with WC/basin and separate shower room, and additional storage.

The property currently generates an rental income of £55,000 per annum (inclusive of utilities and outgoing's), with each room let on an individual HMO basis. Offering strong rental yields in a thriving market, this property represents an excellent investment opportunity!

### Entrance Hall

Door to front.

### Bedroom Six

12' 9" x 10' 3" into bay ( 3.89m x 3.12m into bay )

Double glazed bay window to front. Radiator.

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Extractor fan. Fully tiled.

### Storage Room

13' 7" x 8' 5" ( 4.14m x 2.57m )

(Potential Bedroom 7)

Current used as storage room. Double glazed window and door to front. Radiator. Access to hall.

### Lounge / Tv Room

13' 7" x 9' 5" ( 4.14m x 2.87m )

Double glazed door to rear garden. Access to hall. Open plan into kitchen area.

### Kitchen

14' 1" x 7' 3" ( 4.29m x 2.21m )

Fitted with wall and base units. Stainless steel sink drainer. Work surfaces. Gas hob. Electric oven. cooker hood. Splashback tiling. Plumbing and space for appliances. Spot lights. Access to utility room.

## Utility Room

6' 4" x 6' 1" ( 1.93m x 1.85m )

Fitted with base units. Plumbing and space for appliances. Double glazed window to rear

## Dining Room

8' 5" x 8' ( 2.57m x 2.44m )

Double glazed window and door to rear.

## Cloakroom

Fitted with low level wc. Wash hand basin. Storage cupboard.

## Hall

Stairs rising to first floor.

## First Floor Landing

### Bedroom Two

10' 8" into bay x 10' ( 3.25m into bay x 3.05m )

Double glazed bay window to front. Radiator.

### En Suite

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Fully tiled. Extractor fan. Double glazed window to front.

### Bedroom Three

10' 8" x 8' 5" ( 3.25m x 2.57m )

Double glazed window to front. Radiator.

### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Fully tiled. Extractor fan.

### Bedroom Four

14' 4" x 10' 9" ( 4.37m x 3.28m )

Double glazed bay window to rear. Radiator.

### En Suite

Fitted with low level wc. Wash hand basin. Corner shower cubicle. Heated towel rail. Fully tiled. Extractor fan.

### Bedroom Five

Irregular Shaped Room 14' 4" x 9' 4" ( 4.37m x 2.84m )

Double glazed bay window to rear. Radiator.



### En Suite

Fitted with low level wc. Wash hand basin. Shower cubicle. Heated towel rail. Fully tiled. Extractor fan.

### Second Floor Landing

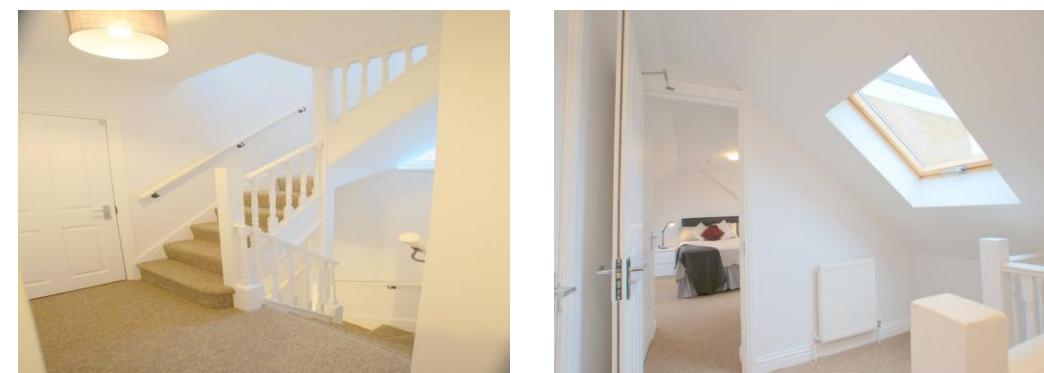
Stairs rising from first floor. Storage cupboard. Skylight window



### Bedroom One

18' 4" x 14' ( 5.59m x 4.27m )

Double glazed window to rear. Sky light window. Radiator. Storage cupboard.



### En Suite







**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT317377](http://connells.co.uk/Property/LUT317377)**



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