

## Swift Court Holly Street, Luton, LU1 3GD

**Asking price £187,000**

CityRise are delighted to present this spacious two-bedroom, two-bathroom apartment located in Swift Court, Luton. It's offered for sale with tenants in situ, providing investors with an immediate and reliable rental income from day one.

The property features a spacious living and dining area that flows seamlessly into a modern open-plan kitchen, fitted with contemporary appliances and ample storage space. Both bedrooms are generously proportioned, with the master bedroom benefiting from an en-suite bathroom.

Positioned within a popular residential development, the apartment represents an excellent opportunity for investors seeking a ready-made buy-to-let investment or those looking to expand an existing portfolio. With strong tenant demand in Luton, ongoing regeneration across the town, and excellent transport connections, the property offers the potential for continued rental growth and long-term capital appreciation.

Please get in touch with us to discuss this investment opportunity or to learn more about other buy-to-let properties currently available.

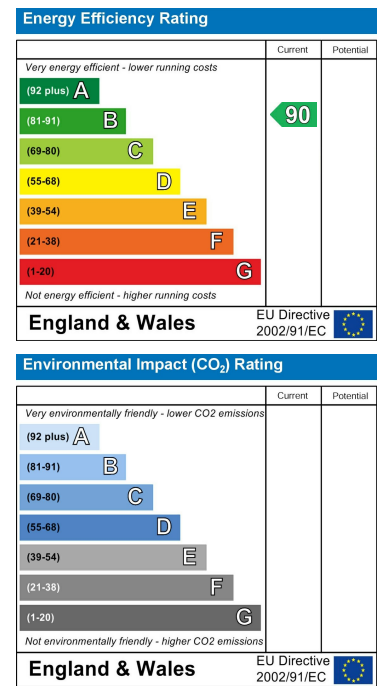


# Floor Plan

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.