





Property Description

Investment Property for Sale | Ideal HMO or Airbnb Opportunity |

Situated in the heart of Luton Town Centre, this fully refurbished four/five-bedroom property represents an excellent investment opportunity, offering strong rental potential, either an HMO or serviced accommodation/Airbnb. The property is currently operated as a successful Airbnb, generating an approximate annual income of £40,000.

Arranged over three floors, the accommodation is both spacious and versatile. The ground floor comprises a front reception room, which could easily serve as a fifth bedroom, together with a modern fitted kitchen/breakfast room providing access to a low-maintenance rear garden.

The first floor offers two generous double bedrooms and a family bathroom, while the second floor features two further double bedrooms, including a principal bedroom with en-suite facilities.

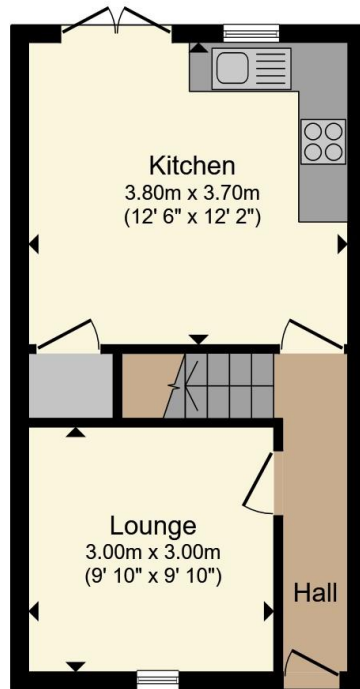
Located in the town centre with easy walking distance to The Mall shopping centre, a wide selection of restaurants, cafés and leisure facilities. Luton mainline railway station is also nearby, providing fast access to London St Pancras, making the property highly attractive to both commuters and short-term visitors.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.

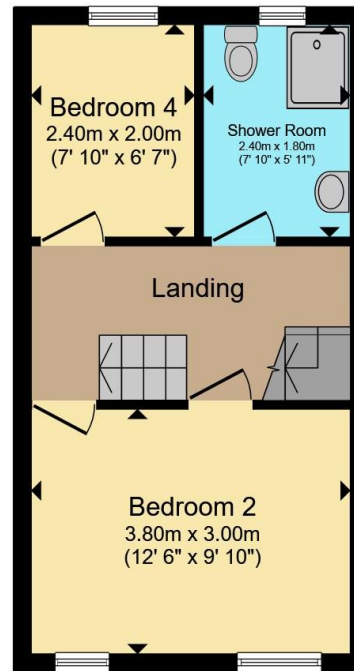




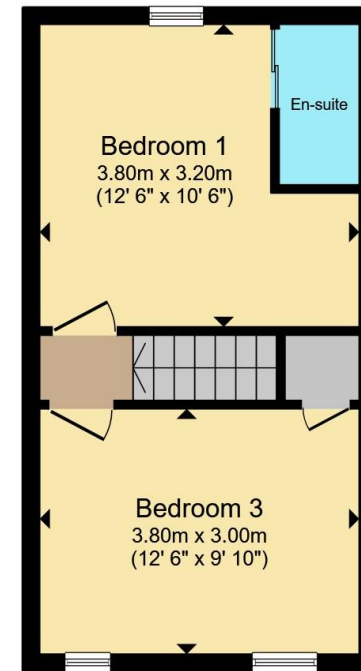




Ground Floor



First Floor



Second Floor

Total floor area 90.1 m² (970 sq.ft.) approx

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.propertybox.io

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83-83A George Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318509



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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