



All enquiries Ref: Callum Glenn



- Freehold house comprising six units,
- Each unit is responsible for their own Council Tax
- Investment
- Rent reserved - £46,435.92 per annum

Location:

The property is ideally located for ease of access to Luton town centre which is within 1 mile walk and offers a comprehensive range of shopping facilities and recreational pursuits. The airport is a substantial employer in the area, and this is located within 3 miles of the property. There is also demand for housing in the area from students at the University of Bedfordshire with the Park Place campus within some 20 minutes' walk. Public transport links in the area include local bus services whilst the mainline rail station is less than 1 mile from the property. There is a good range of recreational pursuits available in the area with open spaces of Peoples Park and Popes Meadow both within easy walking distance.

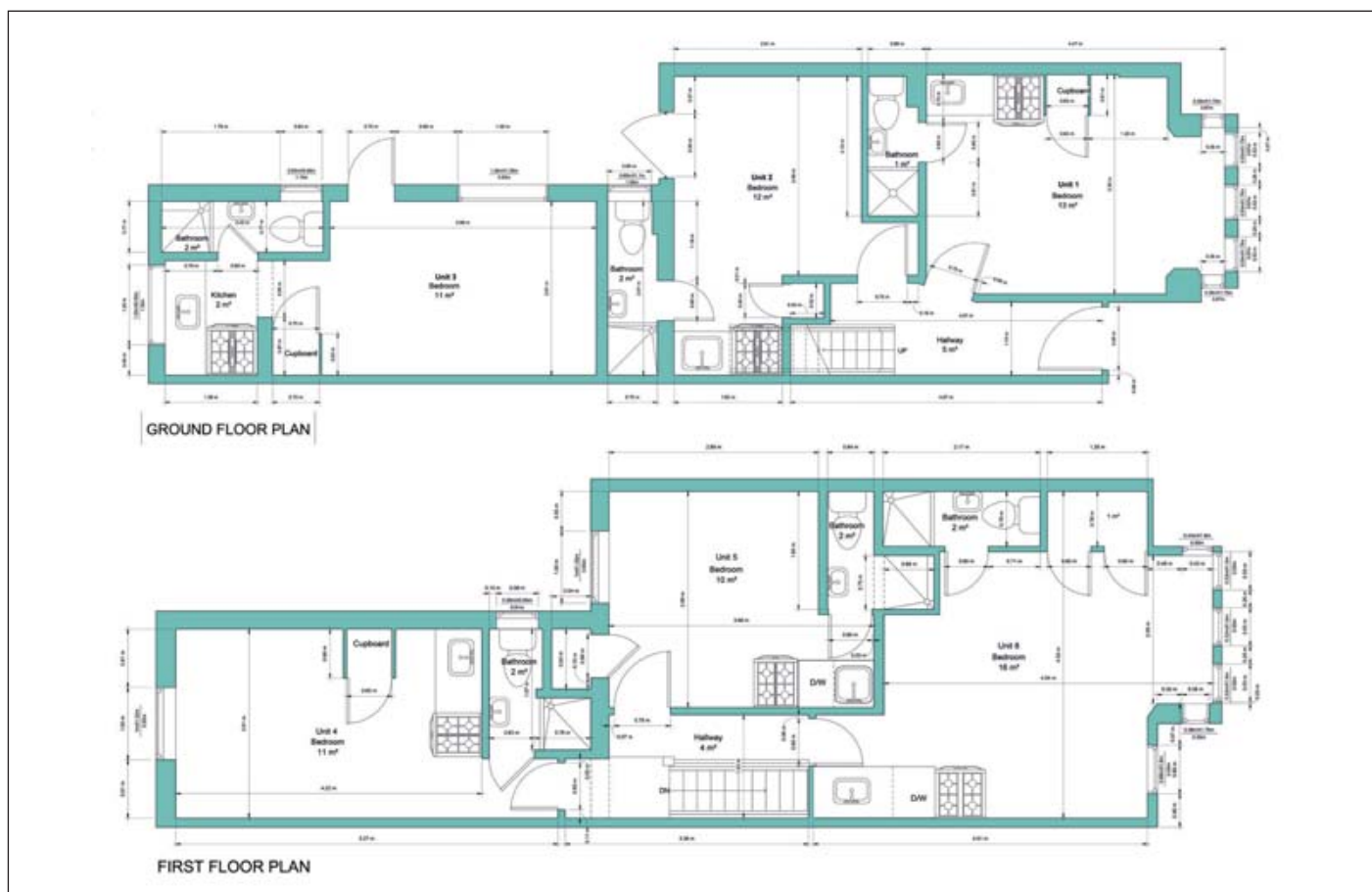
Description:

Internally the property is arranged to provide six units arranged as:
First Floor: Three units with Kitchenette and shower room/WC
Ground Floor: Three units with Kitchenette and shower room/WC

Accommodation/Tenancy:

Unit 1

Tenancy - Assured Shorthold Tenancy
Current Rent: £750 PCM
Council Tax Band: A
EPC Rating: C



Accommodation/Tenancy (continued):

Unit 2

Tenancy - Assured Shorthold Tenancy
Current Rent £4411.66 PCM
Council Tax Band: A
EPC Rating: C

Unit 3

Tenancy - Assured Shorthold Tenancy
Current Rent £750 PCM
Council Tax Band: A
EPC Rating: D

Unit 4

Tenancy - Assured Shorthold Tenancy
Current Rent £628.33 PCM
Council Tax band: A
EPC Rating: C

Unit 5

Tenancy - Assured Shorthold Tenancy
Current Rent £700 PCM
Council Tax Band: A
EPC Rating: C

Unit 6

Tenancy - Assured Shorthold Tenancy
Current Rent £630 PCM
Council Tax Band: A
EPC Rating: C

Current Rent Reserved:

£46,435.92 per annum

