RESIDENTIAL
PROPERTY FOR SALE

INVESTMENT PROPERTY WITH ADDITIONAL SPACE

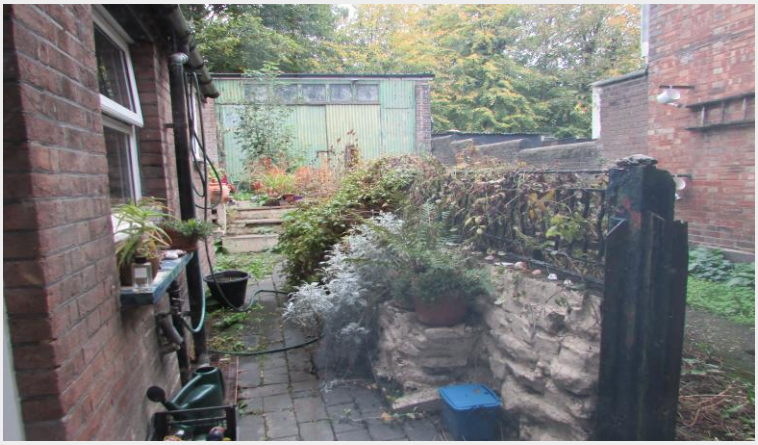
34 Hartley Road

High Town, Luton

ASKING PRICE	CURRENT RENT	ANNUAL RENT
£400,000	£1,450 PCM	£17,400

Four-bedroom home • Gated parking • Separate rear garden • 126.79 m² detached building





A substantial property with income already in place

An excellent opportunity to acquire a substantial four-bedroom property in High Town, Luton, combining residential accommodation with valuable external space and an impressive detached building to the rear of the plot. The property is approached through gates at the front, leading to a parking area. Further down the plot is the detached rear building, extending to approximately 126.79 m² (1,364 sq ft), together with a separate garden area.

The property is being sold subject to the existing tenancy. The current rent is £1,450 per calendar month (£17,400 per annum). The owner advises that the tenant has been in occupation for a considerable period and that rent has been paid on time. Tenancy documentation and contractual details are to be verified by the purchaser's solicitor.

Property highlights

- Four-bedroom residential accommodation
- Two separate reception rooms
- Kitchen and first-floor family bathroom
- Gated entrance leading to parking area
- Detached rear building: 126.79 m² (1,364 sq ft)
- Separate rear garden
- Existing rent: £1,450 per calendar month
- Indicative gross rental yield: 4.35%

VIEWINGS STRICTLY BY APPOINTMENT

Ultimate Connexions Sales & Commercials Ltd | 01582 487900 / 07894414046 | sales@ultimateconnexions.co.uk

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PROPERTY DETAILS

Accommodation & outside space

Ground floor

Front reception room – 3.34m x 3.57m (11.91 m²)
Front-facing reception room with fitted carpeting, suitable as a lounge or sitting room.

Rear reception room – 3.33m x 3.57m (11.92 m²)
Second reception room featuring laminate flooring and a useful built-in storage cupboard.

Kitchen – 3.28m x 2.16m (7.07 m²)
Fitted kitchen with tiled flooring and an external door providing access to the outside space.

First floor

Bedroom one – 3.62m x 3.34m (12.07 m²)
Front-facing double bedroom with built-in wardrobe/cupboard.

Bedroom two – 3.32m x 3.63m (12.07 m²)
Rear-facing double bedroom with built-in storage.

Bedroom three – 3.08m x 3.82m (11.76 m²)
A further well-proportioned bedroom.

Bedroom four – 3.08m x 2.06m (6.35 m²)
Single bedroom, suitable as a nursery, study or home office.

Family bathroom
Centrally positioned on the first-floor landing.

Outside space & detached rear building

Gated front entrance and parking

At the front of the property, gates provide access to a parking area, offering valuable off-street parking and convenient access to the plot.

Detached rear building – 23.18m x 5.47m (126.79 m²)

A key feature is the substantial detached building situated further down the plot. Extending to approximately 126.79 m² (1,364 sq ft), it offers a significant amount of additional space which may suit storage, workshop, hobby or business-related purposes, subject to the property's lawful use and any necessary consents.

Separate rear garden

A separate garden area is also situated towards the rear of the plot, providing additional outdoor space alongside the detached building.

Rental information

CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
£1,450	£17,400

At the asking price of £400,000, the stated rent equates to an indicative gross rental yield of approximately 4.35% per annum, before expenses, financing costs, tax, maintenance and other ownership costs. The sale is subject to the existing tenancy. The tenancy type, contractual terms, deposit and supporting documentation should be confirmed by the purchaser's solicitor.

ARRANGE A VIEWING

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IMPORTANT INFORMATION

These particulars are provided as a general guide only and do not form part of any offer or contract. All measurements are approximate. Interested parties should satisfy themselves as to the accuracy of the information, the condition and dimensions of the property, the permitted use of the rear building, the parking arrangements and the details of the existing tenancy. Any proposed change of use, conversion or redevelopment would be subject to planning permission, building regulations and all other necessary consents. The rental yield is indicative and calculated using the stated asking price and current rent.