



Nickmar Court, New Bedford Road, Luton, Bedfordshire, LU3 1LF
Price £150,000 Leasehold



Venture Residential are delighted to offer for sale this well-presented second-floor apartment, ideally positioned on the sought-after New Bedford Road, directly opposite the popular Wardown Park.



New Bedford Road

Luton, LU3 1LF



- Second floor apartment
- One bedroom
- Walking distance to Luton mainline train station
- Approximately 117 year remaining on lease
- Parking space
- Ideal first time buy or buy to let investment
- Beautiful views of Wardown Park



Venture Residential are delighted to offer for sale this well-presented second-floor apartment, ideally positioned on the sought-after New Bedford Road, directly opposite the popular Wardown Park.

The property represents an excellent opportunity for both first-time buyers and buy-to-let investors, offering well-proportioned and practical accommodation in a highly convenient location.

The accommodation briefly comprises a secure communal entrance with security door, leading into the entrance hall. From here, there is a bright and welcoming open-plan lounge/kitchen, providing an excellent sociable living space with defined areas for both relaxing and dining. The property further benefits from a well-sized bedroom and a modern bathroom.

A particularly valuable feature is the private off-road parking to the rear, providing convenient and secure parking which is increasingly sought after in such a central location.

Location

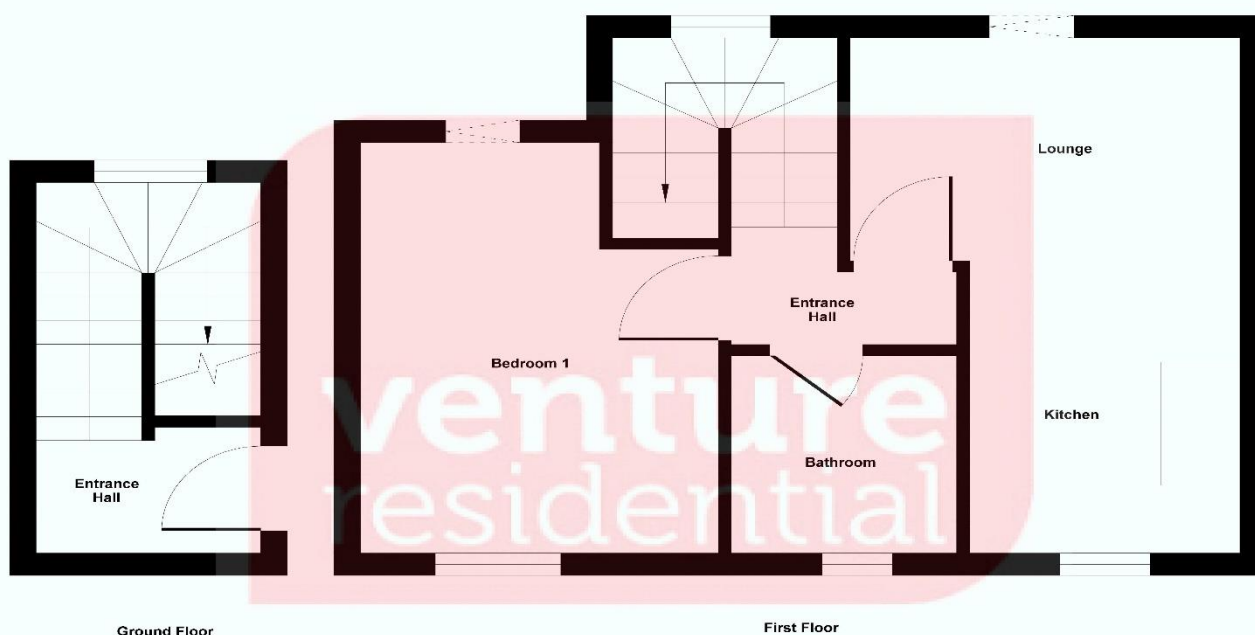
The apartment is exceptionally well positioned for access to a range of amenities and transport links. Wardown Park is directly opposite, providing a beautiful green space close to home, ideal for walks, recreation and enjoying the outdoors.

Luton Town Centre is within walking distance, offering an extensive selection of shops, cafés, restaurants and everyday amenities. The popular Galaxy Centre is also close by, providing a cinema, bowling alley, gym and further leisure facilities.

For commuters, Luton mainline railway station is within walking distance, providing convenient rail connections for travel towards London and beyond.

With its central location, private parking, open-plan living accommodation and proximity to Wardown Park, the town centre and mainline station, this apartment offers an excellent combination of convenience and lifestyle.

Venture Residential strongly recommend an internal viewing to appreciate the accommodation and location on offer.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



9 Compton Avenue,
Luton,
Bedfordshire,
LU4 9AX

T: 01582 249155

E: info@venture-residential.co.uk

