



8 Napier Road, Luton, LU1 1RF

An outstanding opportunity to purchase a freehold house conversion comprising two spacious one-bedroom flats.

The property has been carefully arranged to provide two well-presented apartments, each offering comfortable and contemporary living accommodation. Both flats are currently let, generating a combined rental income of approximately £1,700 per calendar month, making this an attractive turnkey investment for buyers seeking immediate returns.

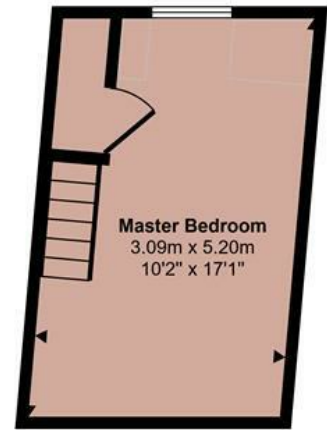
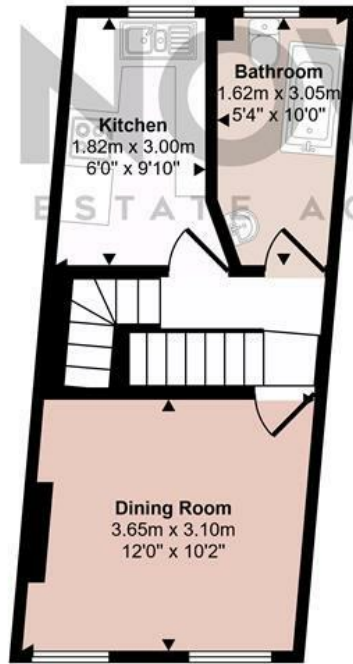
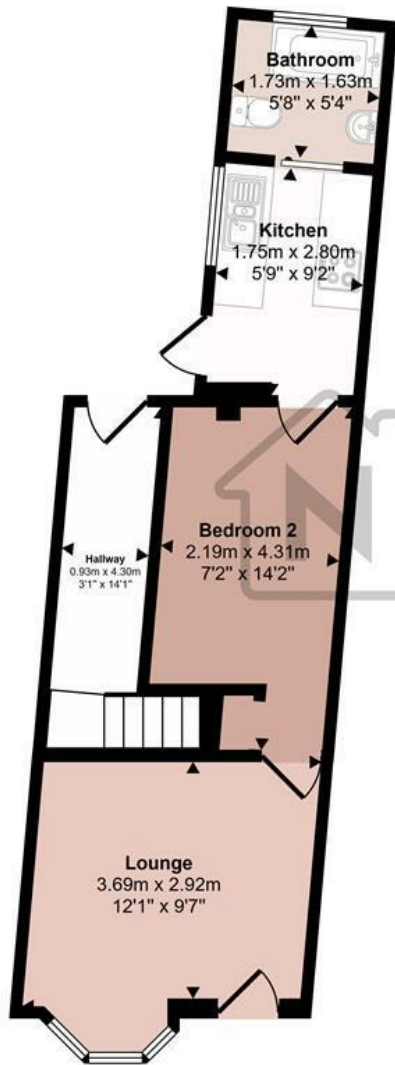
The building is maintained to a good standard throughout, with bright interiors, practical layouts, and modern fixtures and fittings that continue to appeal to the local rental market.

Externally, the property benefits from a rear courtyard garden, providing additional outdoor space for occupiers.

- Nova Estate Agents
- Generating approx. £1,700 PCM rental income
- Freehold conversion with two one bedroom flats
- Modern and well presented throughout
- Rear courtyard garden
- No onward chain – Sale by Tender
- Press Play Button For 360° Walkaround Tour

£250,000

Approx Gross Internal Area
75 sq m / 810 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	