



26 Waller Avenue, Luton
£450,000

26 Waller Avenue

Luton

Council Tax band: A

Tenure: Freehold

Exclusive to PR Property — A rare and exciting investment opportunity in the heart of Luton. This beautifully converted property at 26 Waller Avenue houses three superb self-contained one-bedroom flats, all held on a single title and all offered chain free. Each flat benefits from its own separate utilities, a well-proportioned lounge, kitchen, bedroom and bathroom — all presented in excellent condition throughout. Outside, residents enjoy a lovely communal garden and the convenience of a dedicated parking space per flat. With a conservative rental income of £3,000 per calendar month against an asking price of £450,000, this is a compelling proposition for any savvy investor. Perfectly positioned close to the Luton & Dunstable Hospital, with easy access to the M1 at Junction 11 and Leagrave train station nearby.



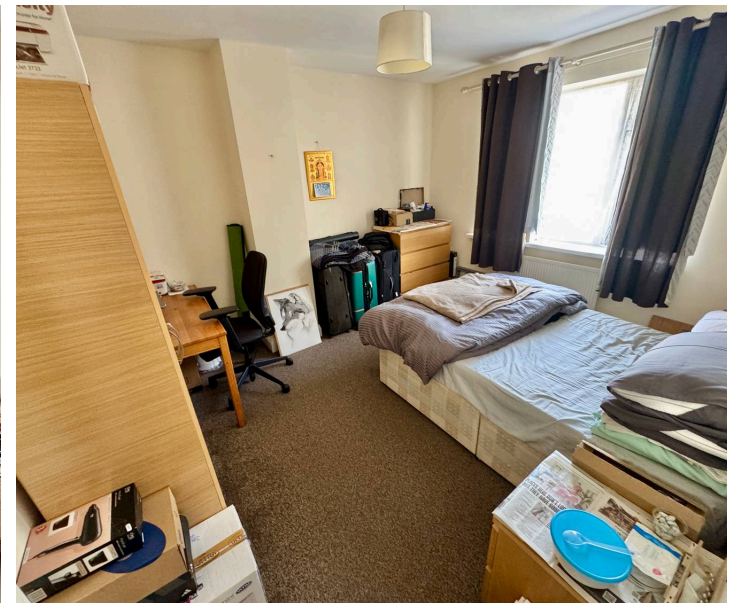
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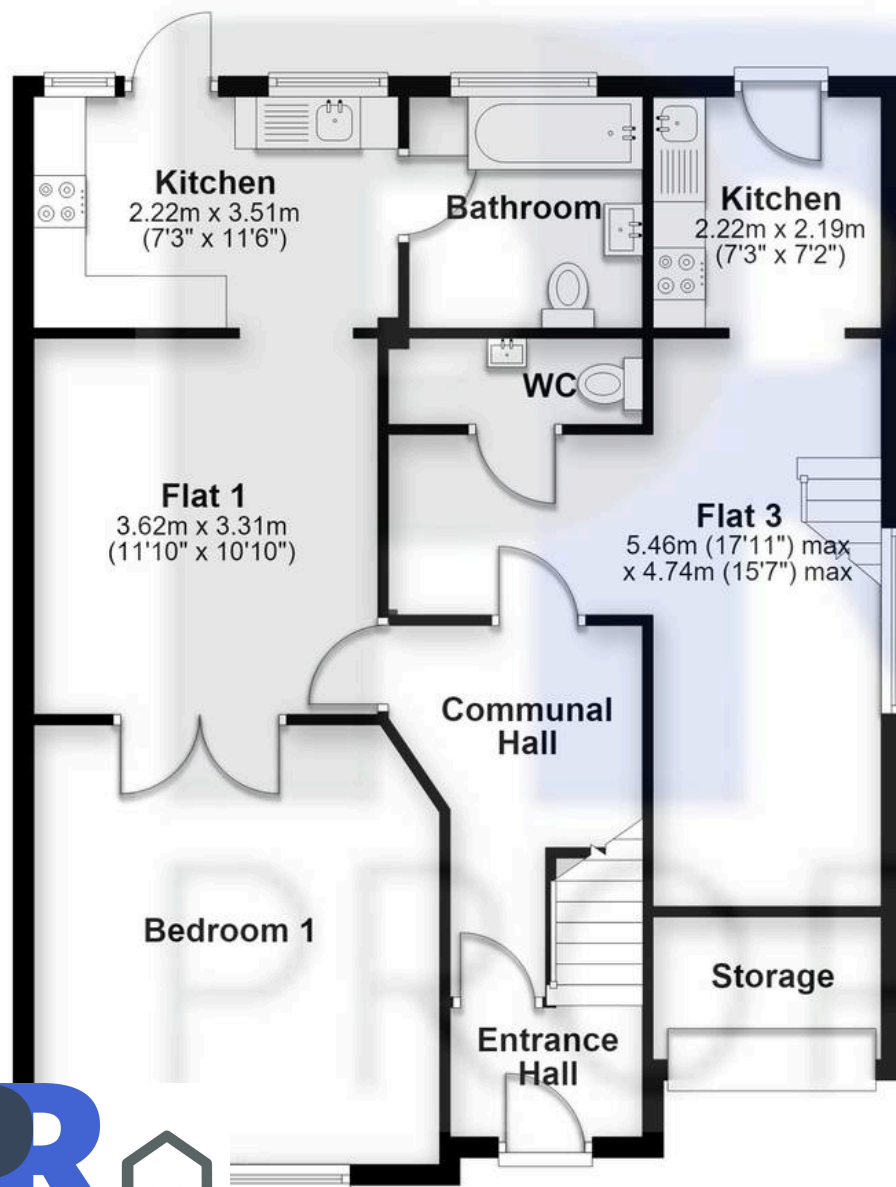
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- Three self-contained one-bedroom flats within one converted property
- All flats in excellent condition throughout
- Each flat has its own separate utilities – fully independent
- Every flat comprises a lounge, kitchen, bedroom and bathroom
- One dedicated parking space per flat
- Lovely communal garden to the rear
- All properties on one title – ideal for investors
- Conservative rental income of £3,000 per calendar month
- Chain free – close to the L&D Hospital, M1 (J11) and Leagrave train station



Ground Floor

Approx. 80.8 sq. metres (870.1 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.9 sq. feet)

