



FOR SALE · ONE-BEDROOM APARTMENT

Braid Court

11–21 York Street, Luton · LU2 0EZ

£190,000

OFFERS IN REGION OF



1

BEDROOM

1

BATHROOM

6.63%

GROSS YIELD

B

EPC RATING

The Property

BRAID COURT, YORK STREET, LUTON LU2 0EZ

Hiltons Estates presents this superb one-bedroom apartment in Braid Court, ideally positioned in Luton's sought-after High Town.

Presented in excellent condition, this modern second-floor apartment offers bright open-plan living, a contemporary fitted kitchen with integrated appliances, a spacious double bedroom and a stylish bathroom.

KEY FEATURES

- Stylish second-floor apartment
- £1,025 pcm current rental income
- Bright open-plan living & modern kitchen
- 0.4 miles to Thameslink station
- Excellent condition throughout
- Ideal investment or first-time purchase



KITCHEN



KITCHEN & DINING



DOUBLE BEDROOM



COMMUNAL COURTYARD

Investment & Location

BRAID COURT, YORK STREET, LUTON LU2 0EZ

Just 0.4 miles from Thameslink Station, with direct London St Pancras services in around 25 minutes, the property is perfectly placed for commuters. The University of Bedfordshire is approximately 0.6 miles away, a 10–12 minute walk, providing strong rental appeal, and the Arndale Shopping Centre and local amenities are also close by.

Currently let at £1,025 pcm with an estimated £1,050 pcm rental value, a 6.63% yield and an impressive 145-year lease — an excellent turnkey investment or first-time purchase.



BRAID COURT, YORK STREET

INVESTMENT SUMMARY

Guide price	£190,000
Current rental income	£1,025 pcm
Estimated rental value	£1,050 pcm
Estimated gross yield	6.63%
Sale by	Private treaty

LOCATION

0.4 miles

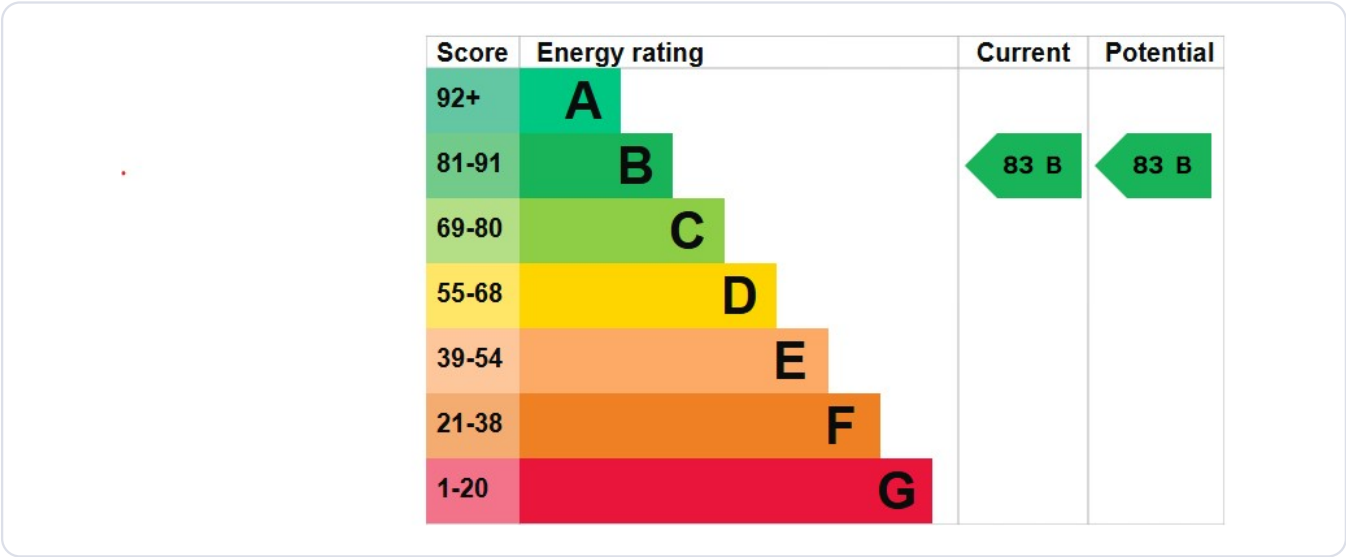
Luton Thameslink station

25 mins

Direct to London St Pancras

0.6 miles

University of Bedfordshire —
10–12 min walk



ENERGY PERFORMANCE

Current rating **B (83)** · Potential rating **B (83)**

AT A GLANCE

Property type	Apartment
Floor	Second
Bedrooms	1
Bathrooms	1

TERMS

Tenure	Leasehold (145 yrs)
Service charge	£1,050 pa
Ground rent	£150 pa
Sale by	Private treaty

Arrange a Viewing

Hiltons Estates
243 The Broadway, Southall UB1 1NF
020 8574 1999
Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

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