



## 40 Lyndhurst Road, Luton, LU1 1LN

Nova are delighted to present this well performing and fully licensed HMO located in the Dallow Road area, just a short walk from Luton Town Centre, Luton Train Station and The University of Bedfordshire. This property offers a proven monthly rental income of approximately £3,225, making it an ideal turnkey investment.

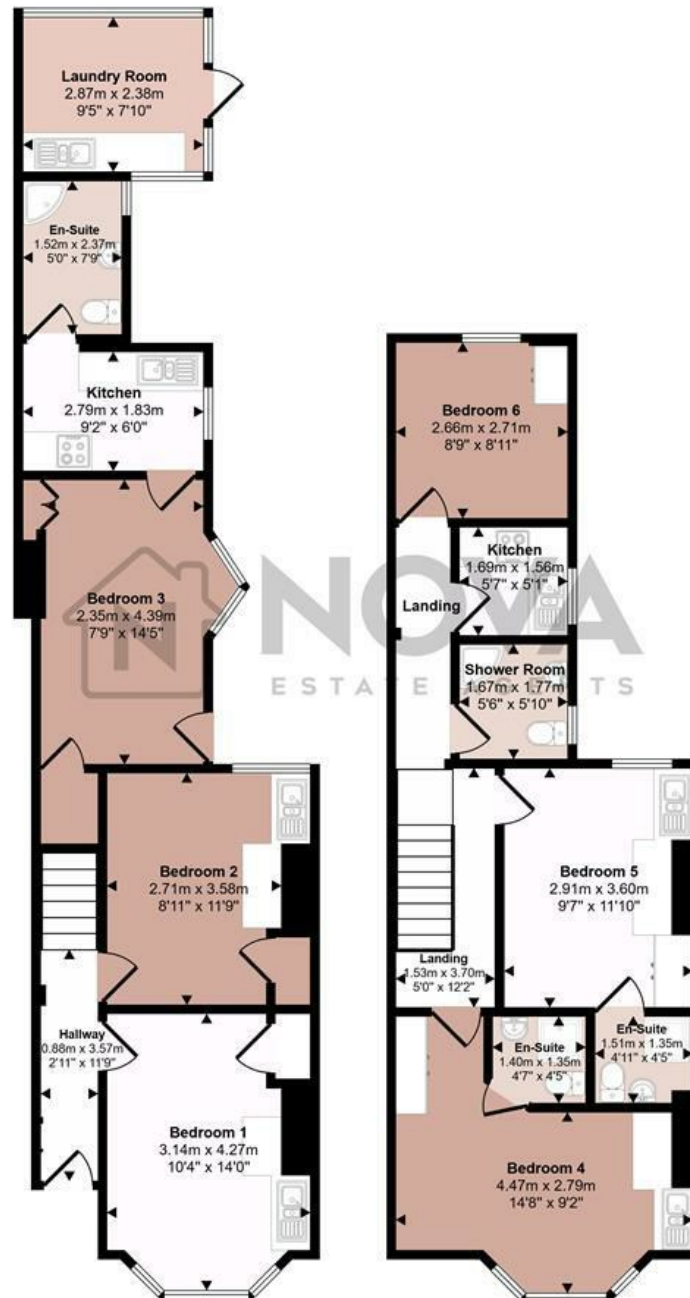
The property comprises 5 bedrooms within the main house: four doubles and one single. Two of the double bedrooms benefit from private en-suite shower rooms, while the remaining rooms are served by a modern shared shower room. Four of the bedrooms also feature their own kitchenette facilities, providing an excellent level of privacy and independence for tenants. There is also a communal kitchen and shower room available for shared use.

Located at the rear of the ground floor is a self-contained studio unit, complete with its own kitchen and shower room, offering an additional higher income stream and being a appealing

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Licensed Housing of Multiple Occupation (HMO)
- Monthly Income Approx. £3,225 (or £6,605 if purchased with next door)
- Option to Purchase Adjacent Property for a Combined Investment
- 5 Bedrooms and 2 En-suite's
- Additional self-contained studio unit to rear
- Walking Distance to Luton Town Centre, Train Station & University
- Excellent Investment Opportunity
- Communal Kitchen & Shower Room

£380,000

Approx Gross Internal Area  
112 sq m / 1209 sq ft



Ground Floor  
Approx 60 sq m / 648 sq ft

First Floor  
Approx 52 sq m / 562 sq ft

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                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |