



indigo  
residential



26 Waller Avenue, Luton

Luton

£450,000



# 26 Waller Avenue

Luton

## RARELY AVAILABLE INVESTMENT OPPORTUNITY – THREE ONE-BEDROOM APARTMENTS & COMPLETE FREEHOLD

An exciting and rarely available opportunity to acquire the **complete freehold of a property comprising three well-proportioned one-bedroom apartments**, arranged over two floors of accommodation.

Offering excellent investment potential, the property provides three individually designed apartments, each offering generous living accommodation and modern amenities.

### Flat One – Ground Floor

The ground-floor apartment comprises a **spacious lounge/diner**, a large double bedroom, a modern fitted kitchen with a range of wall and base units, and a fully tiled three-piece bathroom suite with shower over the bath.

### Flat Two – Second Floor

The second-floor apartment offers a **very good-sized lounge/diner**, a separate double bedroom, a modern kitchen/breakfast room and a three-piece family bathroom with shower over the bath.

### Flat Three – Split-Level Apartment

The third apartment is a modern split-level one-bedroom property. The first floor provides a **large double bedroom with en-suite facilities**, complemented by a fully tiled three-piece bathroom suite with shower over the bath.

The property presents a **rare opportunity for investors to acquire the complete freehold together with three well-sized one-bedroom apartments**, providing the potential for an attractive combined rental income of **up to £3,600 per calendar month**, subject to the usual rental assessment and market conditions.

### ADDITIONAL PURCHASE OPTION

The current seller is also willing to consider selling **Flat Two and Flat Three separately to the same buyer**, providing an alternative acquisition opportunity.

Both apartments would be sold with **999-year leases**, with the **ground rent and service charge combined at £100 per calendar month**.





### Flat 1

Lounge/Diner - 14'1" x 12'7" (4.31m x 3.86m) Double Bedroom - 12'3" x 10'6" (3.74m x 3.21m) Kitchen - 9'1" x 7'7" (2.79m x 2.33m) Bathroom - 6'2" x 5'7" (1.89m x 1.72m)

### Flat 2

Entrance Hall Lounge/Diner - 14'1" x 12'7" (4.31m x 3.86m) Double Bedroom - 12'3" x 10'6" (3.74m x 3.21m) Kitchen - 9'1" x 7'7" (2.79m x 2.33m) Bathroom - 6'2" x 5'7" (1.89m x 1.72m)

### Flat 3

Split Level Apartment GROUND FLOOR Lounge Diner 18'0" x 16'1" (5.49 x 4.92m) Cloakroom Kitchen - 9'1" x 6'9" (2.77m x 2.06m) FIRST FLOOR Bedroom - 13'10" x 7'1" (4.23m x 2.18m) Bathroom - 7'11" x 7'1" (2.42m x 2.18m)

### ADDITIONAL PURCHASE OPTION

ADDITIONAL PURCHASE OPTION The current seller is also willing to consider selling Flat Two and Flat Three separately to the same buyer, providing an alternative acquisition opportunity. Both apartments would be sold with 999-year leases, with the ground rent and service charge combined at £100 per calendar month. This offers prospective buyers the flexibility to acquire two of the apartments separately while benefiting from long lease terms and a straightforward combined ground rent and service charge. With multiple purchase options available, this is a particularly rare and flexible investment opportunity that should not be missed. With three separate apartments, generous accommodation and strong income potential, this is an opportunity that is unlikely to remain available for long.





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