



Langham House West, Luton, Bedfordshire, LU1 2NA
Offers in Excess of £165,000 Leasehold



Welcome to this modern two-bedroom ground floor apartment, ideally located in the heart of Luton town centre. Offering a fantastic combination of space, convenience and contemporary living, this well-presented apartment is perfectly suited to first-time buyers, professionals and investors.



Langham House West

Luton, LU1 2NA



- Modern two-bedroom ground floor apartment
- Spacious open-plan kitchen and living area
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Ideal first-time purchase or investment opportunity
- Ground floor convenience
- Town centre location
- Walking distance to shops, restaurants and amenities
- Easy access to Luton train station and commuter routes
- Two allocated parking spaces



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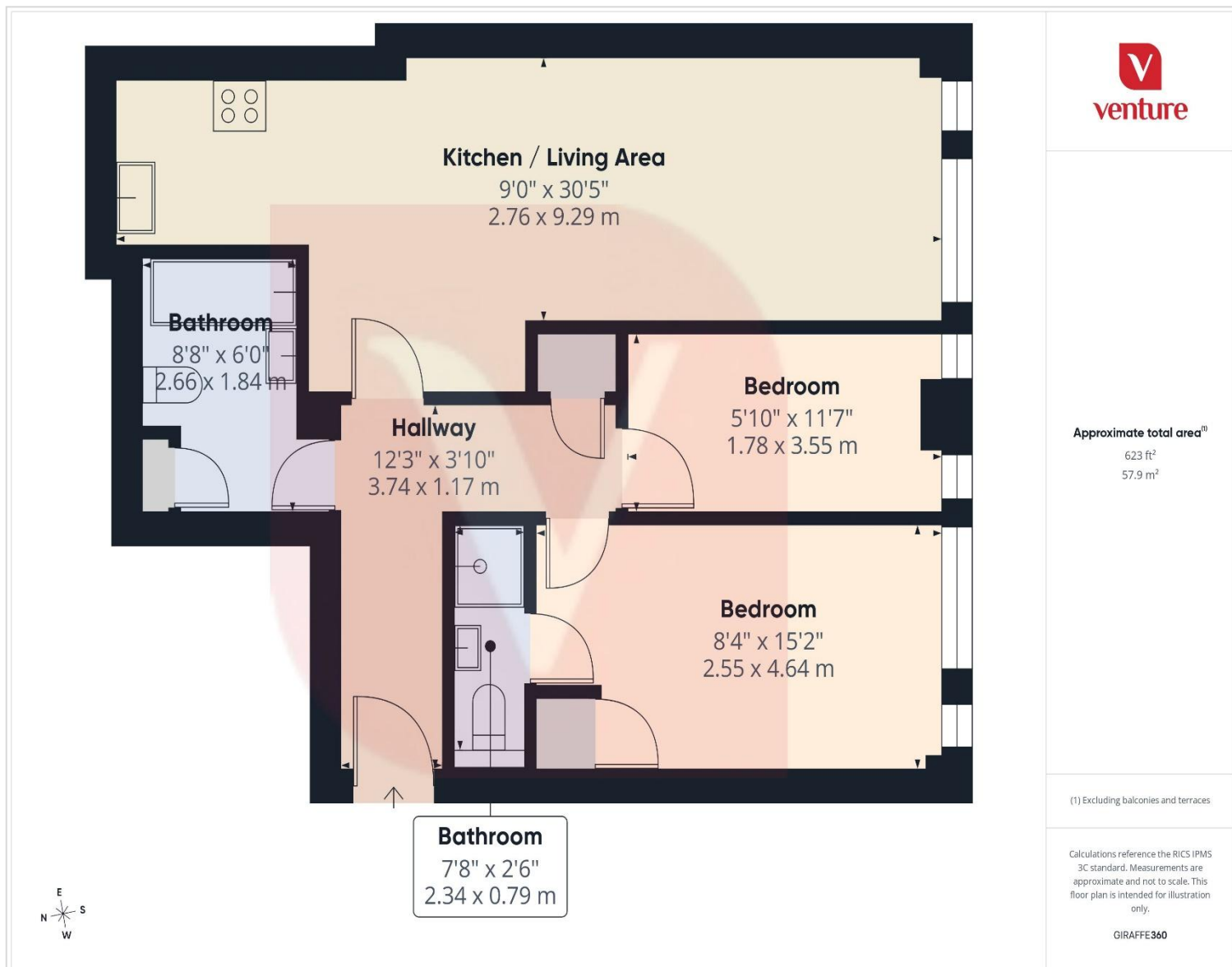
The accommodation centres around a bright and spacious open-plan kitchen and living area, creating a versatile environment for both everyday living and entertaining. The modern kitchen is thoughtfully designed with ample storage and workspace, while the living area provides plenty of room for relaxing and dining.

The principal bedroom is a generous double room and benefits from its own en-suite shower room, providing an added touch of comfort and privacy. The second bedroom is also well-proportioned and offers flexibility for use as a guest bedroom, home office or additional living space depending on individual requirements.

A contemporary family bathroom serves the remainder of the apartment, while the ground floor position offers easy accessibility and convenience.

Situated in a central location, the property enjoys excellent access to a wide range of shops, restaurants, leisure facilities and transport links. Luton town centre and the mainline train station are within easy reach, making this an ideal choice for commuters travelling into London and beyond.

Whether you are looking for a home to move straight into or a ready-made investment opportunity, this apartment represents an excellent opportunity in a highly convenient location.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		79
(69-80)	D	62	
(55-68)	E		
(41-54)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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