



All enquiries Ref: Callum Glenn

- Freehold house comprising six units
- Investment
- Estimated Rental Value £51,000 pa (see note)

**Location:**

The property is ideally located for ease of access to Luton town centre which is within 1 mile walk and offers a comprehensive range of shopping facilities and recreational pursuits. The airport is a substantial employer in the area, and this is located within 3 miles of the property. There is also demand for housing in the area from students at the University of Bedfordshire with the Park Place campus within some 20 minutes' walk. Public transport links in the area include local bus services whilst the mainline rail station is less than 1 mile from the property. There is a good range of recreational pursuits available in the area with open spaces of Peoples Park and Popes Meadow both within easy walking distance.

**Description:**

Internally the property is arranged to provide six units arranged as:

First Floor: One unit with Kitchenette and shower room/WC, Two Bedsit units with kitchenettes, Communal Bathroom

Ground Floor: One unit with Kitchenette and shower room/WC, Two Bedsit units with kitchenettes

**Accommodation/Tenancy:**

| Unit  | Tenancy                   | Current Rent £ PCM | Estimated Rental Value £ PCM (see note) |
|-------|---------------------------|--------------------|-----------------------------------------|
| 1     | Assured Shorthold Tenancy | £700.00            |                                         |
| 2     | Assured Shorthold Tenancy | £620.00            | £700.00                                 |
| 3     | Assured Shorthold Tenancy | £750.00            |                                         |
| 4     | Assured Shorthold Tenancy | £700.00            | £750.00                                 |
| 5     | Assured Shorthold Tenancy | £680.33            | £700.00                                 |
| 6     | Assured Shorthold Tenancy | £650.00            | £700.00                                 |
| TOTAL |                           | £4,100.33          |                                         |



**EPC Rating:** D

**Estimated Rental Value:**

**£51,000** per annum. (see note).

**Note:**

The estimated rental value shown in these details is based upon the Local Housing Allowance (LHA) Rate and the current rents being achieved in this and adjoining buildings. The source of this data is the LHA website and rents are subject to condition, terms and current requirements. Buyers are deemed to rely solely on their own enquiries regarding this.

**Current Rent Reserved:**

**£49,203.96** per annum.

