



**venture**  
RESIDENTIAL

Downton Court, Brook Street, Luton, Bedfordshire, LU3 1DU

Price £150,000 Leasehold



Found within walking distance to the Town Centre & Train Station, is this ground floor apartment being offered to the market without the complications of an onward chain. This property is being sold with tenants in situ who are currently paying £725 pcm.





# Brook Street

Luton, LU3 1DU



- Spacious One bedroom flat
- Communal parking
- Walking distance to Luton town train station
- Ideal for commuters
- Potential to increase rental income pcm

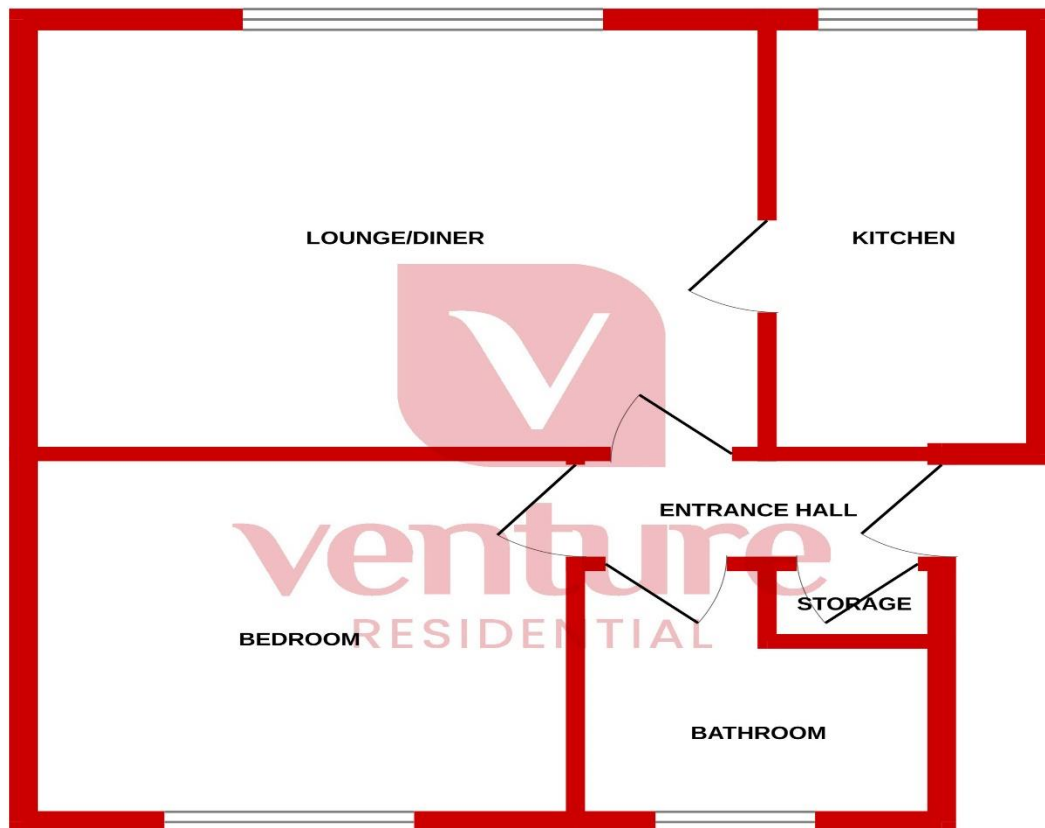


The property accommodation consists of an entrance hall, recently re-fitted bathroom, large double bedroom, spacious lounge/ diner and a kitchen with ample cupboard space. Externally the property offers communal parking.

The owner has informed us of the below information:

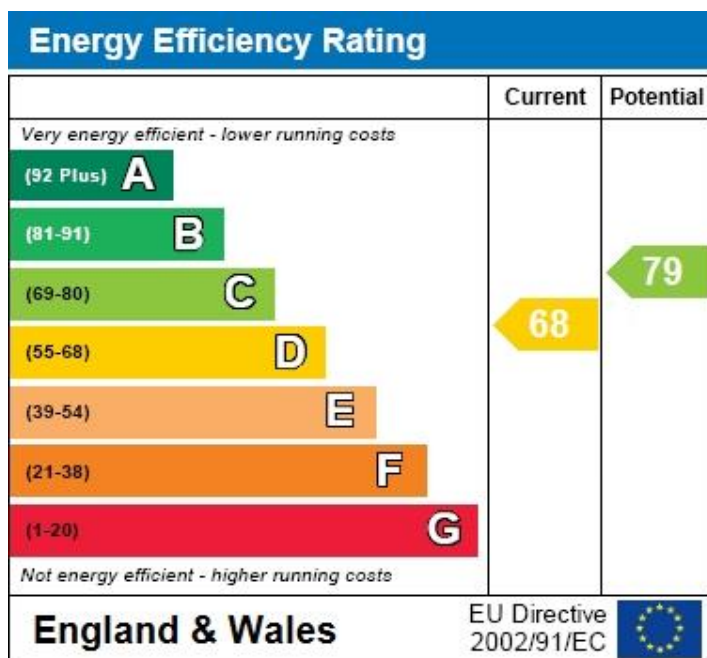
Lease: 947 years  
service: approx 75 pcm  
ground rent: minimal

Brook Street is a purpose built block of flats positioned off the New Bedford Road, this particular property is located on the second floor. Ideally located for commuters, Luton Thames Link train station and town centre are both within 0.5 miles. Also within easy reach to London Luton airport, junction 10 of the M1 motorway & beautiful open Greenland 'Wardown' park, 'Popes Meadow' & 'Moor' park



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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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