



Adlington Court, Luton, Bedfordshire, LU4 9LD
Offers in Excess of £150,000 Leasehold



Venture Residential are delighted to present this well-proportioned two-bedroom first-floor flat, situated in the popular Adlington Court on Mayne Avenue, Luton.



Adlington Court

Luton, LU4 9LD



- Two bedroom first floor apartment
- Offered with vacant possession
- Ideal for an investment or a first time buy
- Walking distance to Leagrave railway station
- Close to local amenities
- Short drive to J11 & J11a of the M1 motorway
- Ready for someone to put their personal stamp on



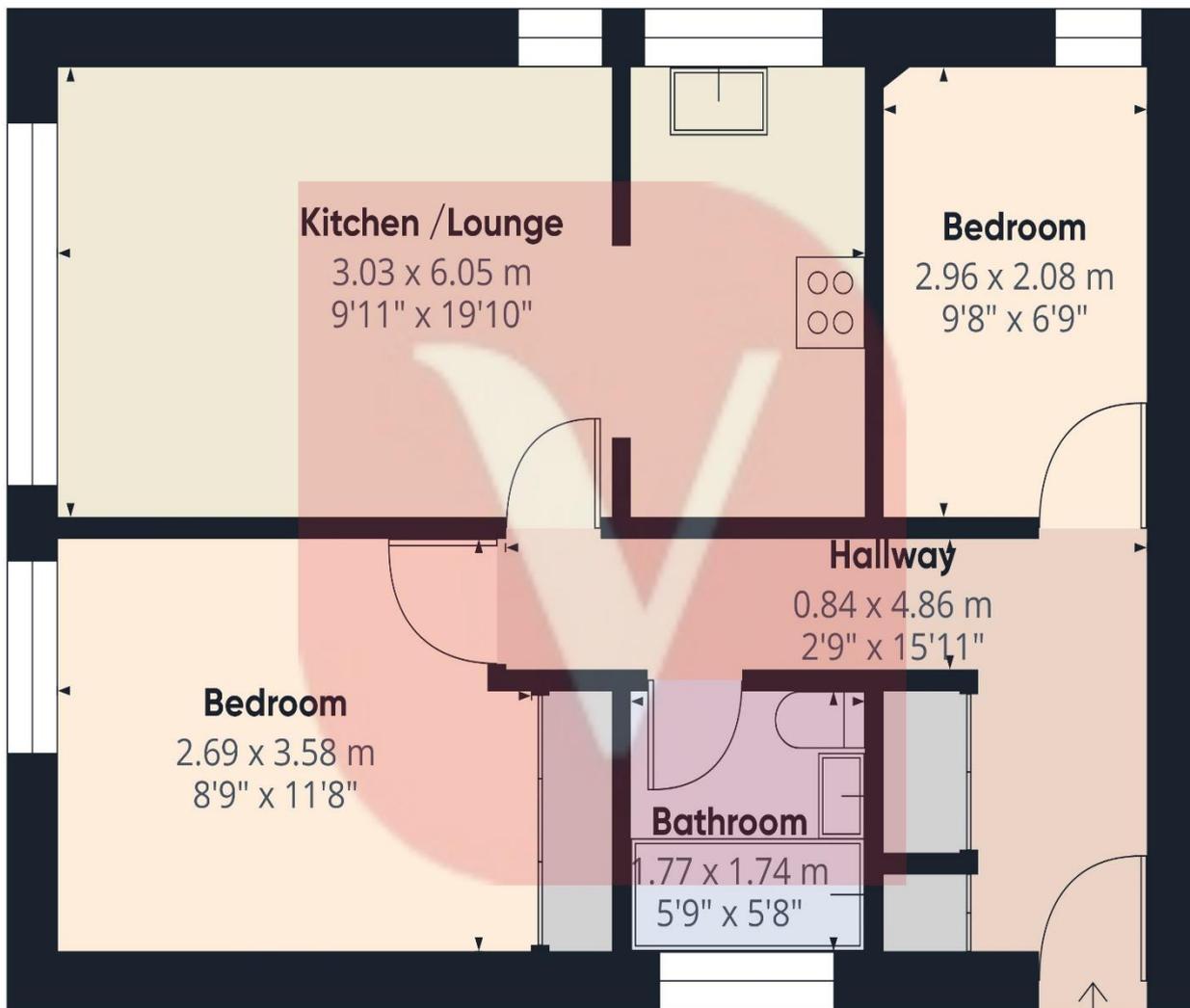
Venture Residential are delighted to present this well-proportioned two-bedroom first-floor flat, situated in the popular Adlington Court on Mayne Avenue, Luton. Offering generous living space and excellent local amenities, this property is a fantastic opportunity for first-time buyers or investors looking for a home with great potential.

The accommodation comprises a spacious entrance hall, complete with multiple storage cupboards, providing ample space to keep belongings organised. The bright and airy lounge offers a welcoming atmosphere, seamlessly connecting to the adjoining kitchen, making it an ideal space for relaxing or entertaining.

The property further benefits from two well-sized bedrooms, both of which allow for comfortable living and versatility in layout. The family bathroom is conveniently positioned to serve both bedrooms and is ready for modernisation to suit the new owner's taste.

Located within walking distance of Leagrave railway station, this home is ideal for commuters, offering easy access to London and surrounding areas. A range of local shops, supermarkets, and essential amenities are also nearby, ensuring convenience for day-to-day living.

With great potential for modernisation, this property presents an excellent opportunity for those looking to put their own personal stamp on a home. Whether you are a first-time buyer stepping onto the property ladder or an investor seeking a valuable addition to your portfolio, this flat offers great value in a sought-after location.



Approximate total area⁽¹⁾

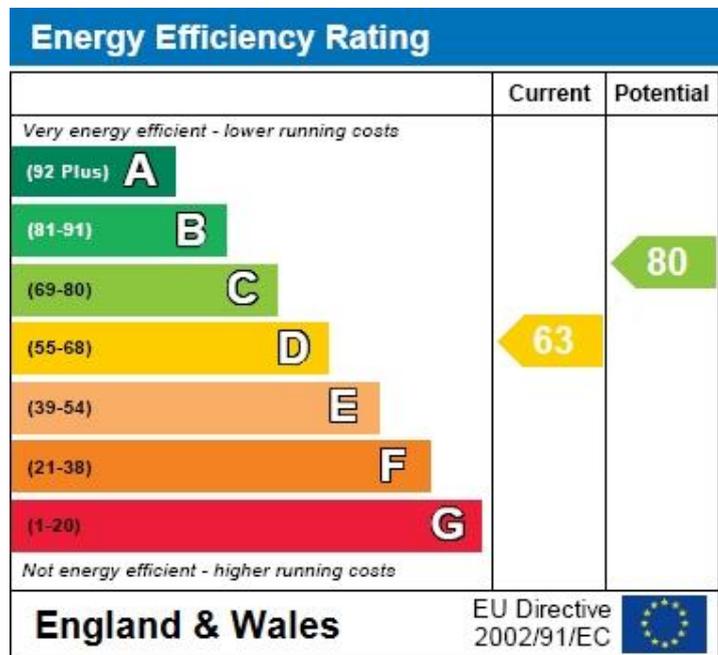
45.92 m²
494.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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