



Wellington Street, Luton, Bedfordshire, LU1 5AH

Offers Over £90,000 Leasehold



Venture Residential are delighted to offer this ground floor flat, ideally located on Wellington Street in the heart of Luton town centre.

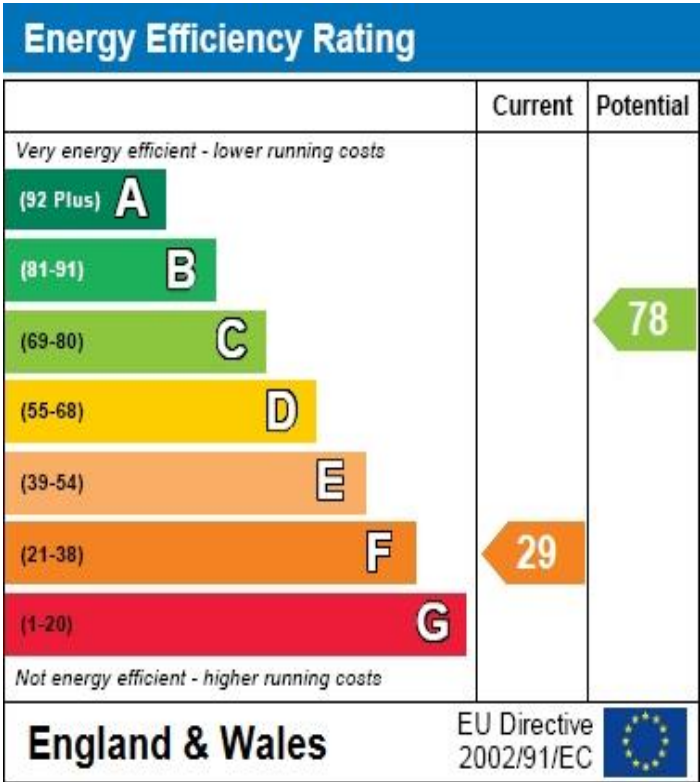


# Wellington Street

Luton, LU1 5AH



- One bedroom ground floor maisonette
- Town centre location
- 100+ years on lease
- Ideal buy to let or first time buy
- Close to local amenities
- Great public transport links & easy commute to London



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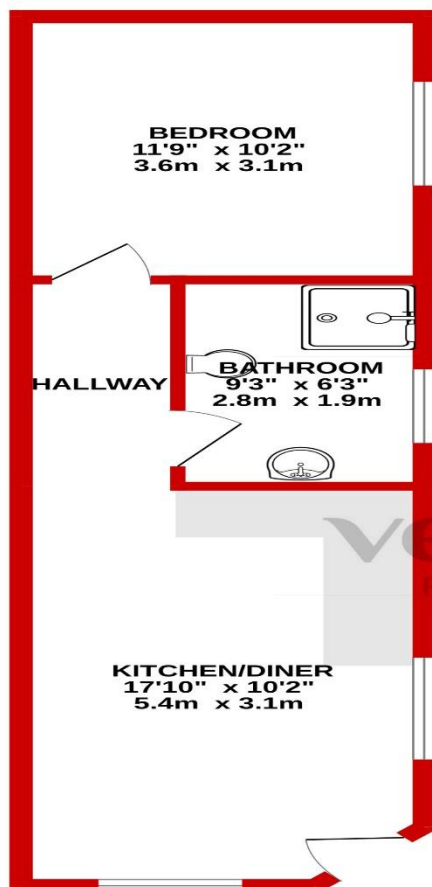
This property is an excellent opportunity for first-time buyers or investors, benefiting from a prime location with everything you need right on your doorstep. Luton train station is just a short walk away, offering direct links into London, while local shops, restaurants, and amenities are all within easy reach.

Inside, the property features a good-sized double bedroom, a bright lounge, fitted kitchen, and bathroom. Additional benefits include gas central heating and double glazed windows, ensuring comfort all year round.

A particular highlight of this flat is that it is offered chain free, with a healthy lease of 108 years remaining and no annual service charge, making it a cost-effective choice compared to similar properties in the area.

Whether you're looking to get onto the property ladder or add to your investment portfolio, this flat offer fantastic value in a central and highly convenient location.

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 sq.m.) approx.

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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