



**venture**  
RESIDENTIAL

Guildford Street, Luton, Bedfordshire, LU1 2PA

Price £200,000 Leasehold



Set on the ever-convenient Guildford Street in the heart of LU1, this beautifully presented split-level maisonette is a standout home that has been thoughtfully upgraded by the current owner to an exceptional standard throughout.





# Guildford Street

Luton, LU1 2PA



- Split level maisonette
- Beautifully presented throughout
- Finished to a high spec with addition sunroom
- Underfloor heating in sunroom & bathroom
- Basement rooms have additional insulation
- Easy access to London with train station a stone's throw away
- Permit parking available
- Modern kitchen with all fitted appliances
- No service charge & ground rent
- Ideal with investment or first time buy



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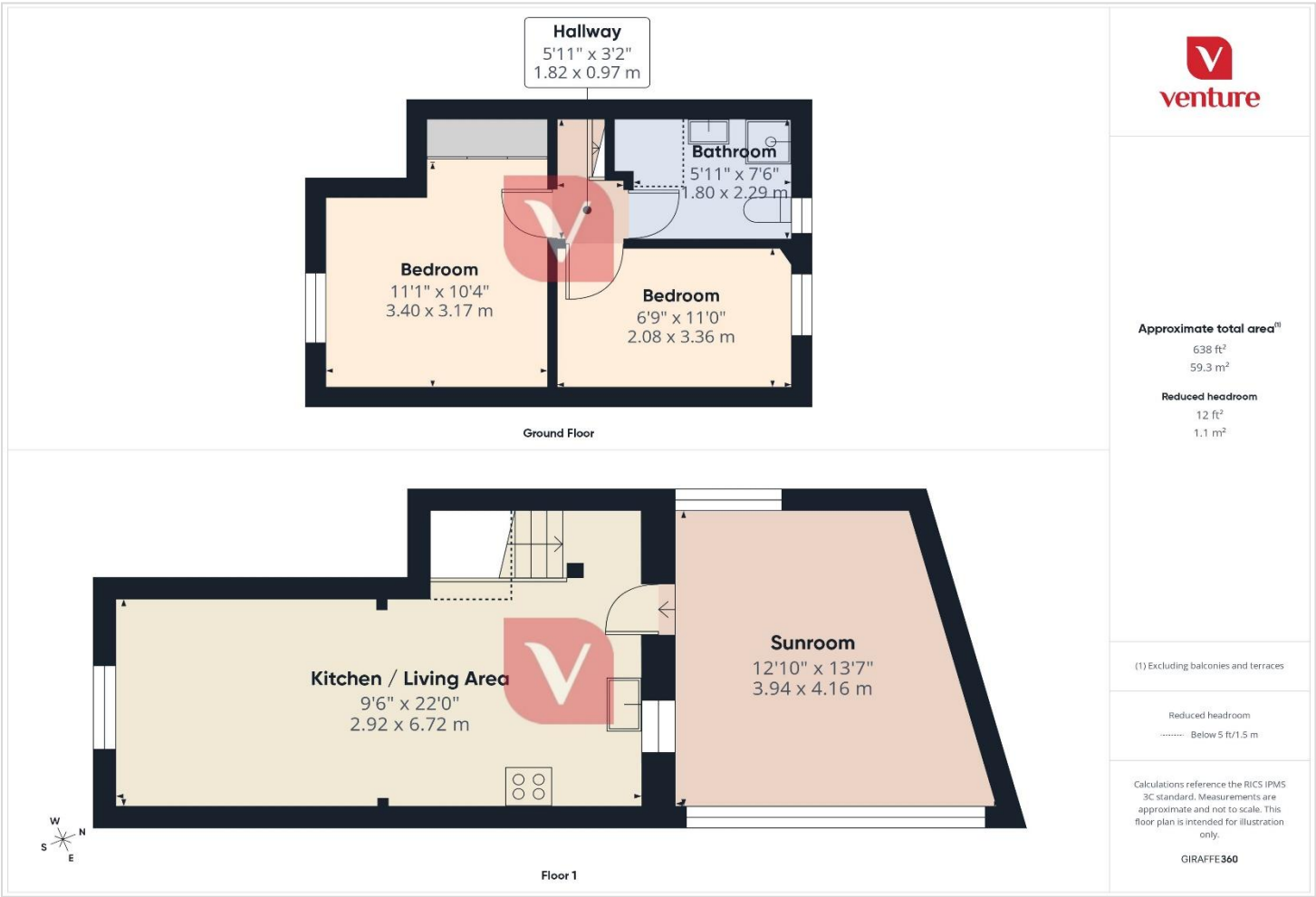
Every inch of the property reflects careful attention to detail, with a high-spec finish that creates a modern yet welcoming feel. A key highlight is the stunning sunroom extension, designed as a true year-round space and enhanced with underfloor heating, also featured in the bathroom for added comfort and luxury. The basement rooms benefit from additional insulation, ensuring warmth, efficiency and practicality — a clear sign of the owner's commitment to long-term quality rather than quick cosmetic updates.

The modern kitchen is sleek and functional, fully fitted with integrated appliances, making it ideal for both everyday living and entertaining. The layout of the home flows beautifully across split levels, offering a sense of space and separation that is rarely found in properties of this type.

Location is another major advantage. With Luton train station just a stone's throw away, this home offers easy and direct access into London, making it perfect for commuters. Permit parking is available, adding further convenience in this central setting.

With no service charge or ground rent, this maisonette represents a rare and attractive opportunity. Whether you're a first-time buyer looking for a turnkey home or an investor seeking a high-demand, low-overhead property, this is a smart and compelling choice.

This is a home where real effort, care and investment are evident — simply move in and enjoy.







## 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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