



venture

RESIDENTIAL

Cardigan Mews, Luton, Bedfordshire, LU1 1RN

Price £100,000 Leasehold




A well-presented one-bedroom first floor maisonette ideally located in the heart of Luton town centre, offering excellent access to a wide range of local amenities, shops, restaurants, and transport links, including the mainline train station.



Cardigan Mews

Luton, LU1 1RN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



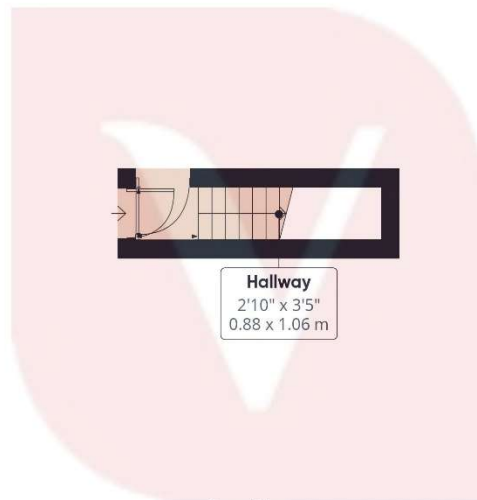
- One bedroom first floor maisonette
- Located in the heart of Luton town centre
- Walking distance to Luton train station
- Spacious and bright living accommodation
- Ideal for first time buyers and investors
- Excellent commuter links into London and surrounding areas
- Close to shops, restaurants and local amenities
- Offered to the market with no upper chain
- Early viewing highly recommended

This bright and spacious property features a comfortable living area, fitted kitchen, double bedroom, making it an ideal purchase for first-time buyers, commuters, or investors alike. Positioned in a convenient central location, the property benefits from everything the town centre has to offer right on the doorstep.

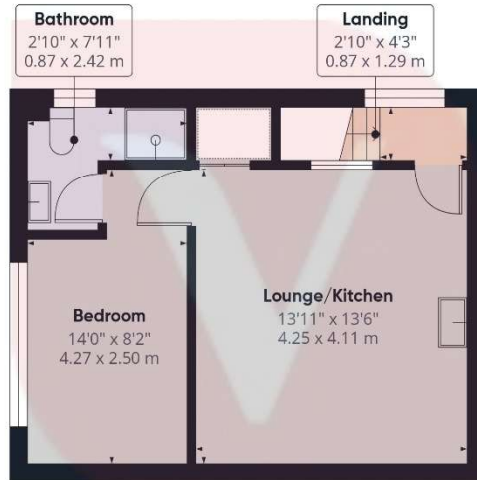
Further benefits include no upper chain, allowing for a smooth and straightforward purchase. Early viewing is highly recommended.

The vendor has informed the agent of:

Remaining Lease: 83 years
Annual Ground Rent: TBC
Annual Service Charge: TBC
Council Tax Band A



Ground Floor



Floor 1

Approximate total area⁽¹⁾
376 ft²
35 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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