

venture RESIDENTIAL

Gilderdale, Luton, Bedfordshire, LU4 9NB

Price £155,000 Leasehold



Venture Residential are pleased to present this charming one-bedroom ground floor maisonette, ideally located in the popular Lea Meadows area of Luton.



Gilderdale

Luton, LU4 9NB



- Beautifully presented ground floor maisonette
- Vacant & Chain free
- Private rear garden
- Allocated parking space
- Great commuter link via M1 junction 11a and the A5 link road
- Close to Leagrave train station
- Long Lease
- No Service charge and ground rent



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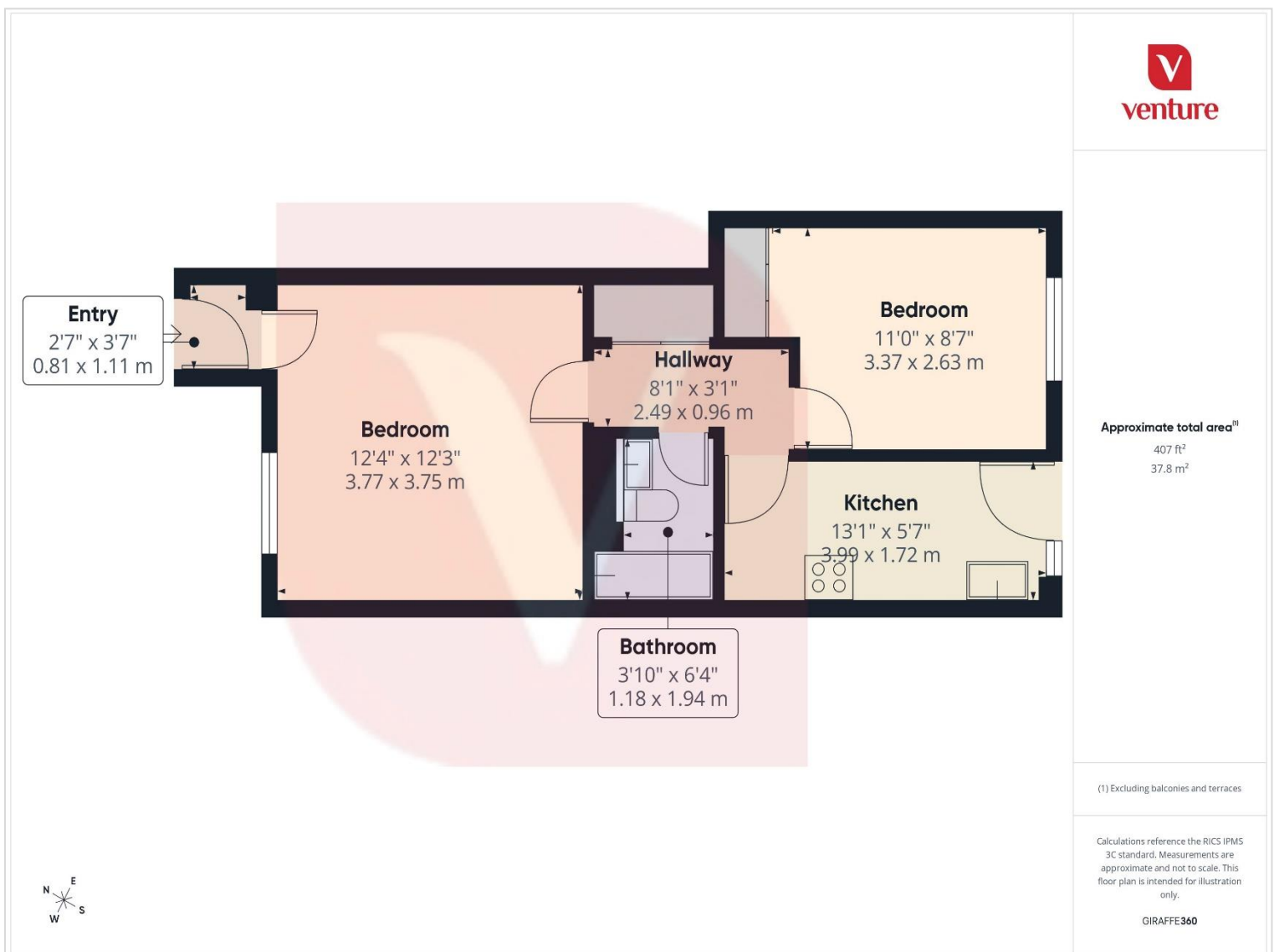
A rare find, this property stands out from similar homes thanks to its own private rear garden, offering a perfect outdoor retreat and an attractive feature for first-time buyers or those looking to downsize without compromising on outdoor space.

The accommodation is well laid out and comprises a welcoming entrance hall leading to a bright and spacious lounge ideal for relaxing or entertaining. The separate kitchen offers a practical layout with good worktop and cupboard space, making meal preparation easy and efficient. A well-proportioned double bedroom provides a comfortable space for rest and relaxation, while the bathroom is fitted with a functional suite.

Externally, the property truly shines with its private rear garden, providing the opportunity for summer barbecues, gardening, or simply unwinding in a quiet outdoor setting. Additionally, there is an allocated parking space, ensuring convenient off-road parking.

This maisonette is in a highly convenient area, particularly well-suited for commuters. Legrave train station is within easy reach, offering direct rail links into London and beyond. Road users will also benefit from excellent access to Junction 11a of the M1 and the A5 link road, making this an ideal base for travel in and around the region.

Whether you're a first-time buyer, a commuter, or an investor, this well-located and low-maintenance property offers excellent value and lifestyle benefits in equal measure.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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