



Millinery Works, William Street, Luton, Bedfordshire, LU2 7RE

Price £230,000 Leasehold



Venture Residential are delighted to present this rarely available three-bedroom split-level apartment, forming part of an exclusive development of just four apartments on William Street.



William Street

Luton, LU2 7RE



- Rarely available three-bedroom apartment
- Split-level accommodation
- Low service charges
- Exclusive development of just four apartments
- Large king-size principal bedroom
- Private en-suite to principal bedroom
- Allocated parking space
- Excellent EPC rating – B
- Gas central heating
- Estimated rental income of approximately £1,450 pcm



Venture Residential are delighted to present this rarely available three-bedroom split-level apartment, forming part of an exclusive development of just four apartments on William Street. Built in 2020, this impressive property combines contemporary living with an exceptionally convenient location, making it an ideal choice for both homeowners and investors.

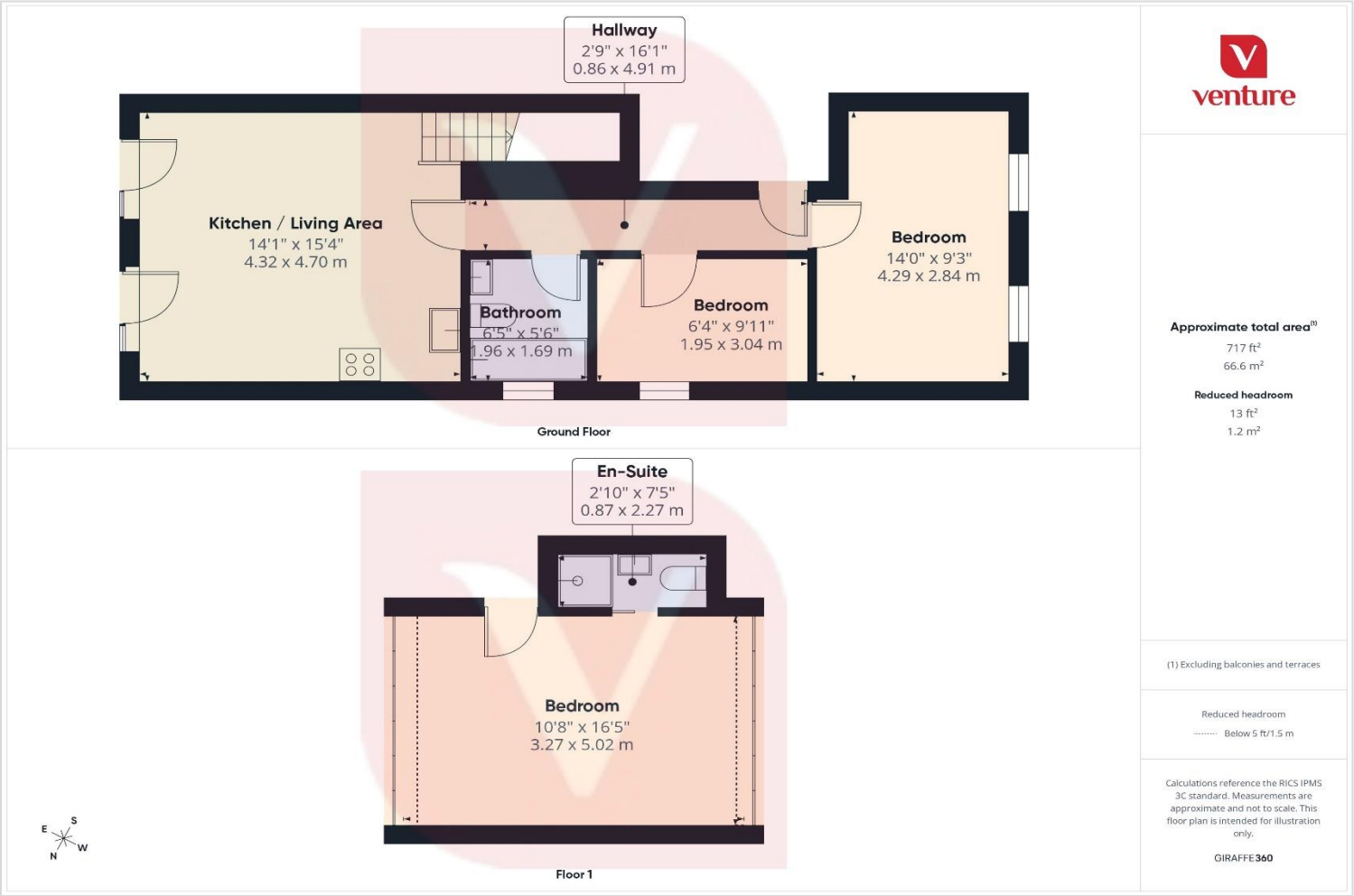
The property offers well-appointed accommodation across two levels, with the main floor comprising a bright and spacious open-plan living and kitchen area, creating a modern social space ideal for both everyday living and entertaining. Also located on this level are two well-proportioned bedrooms and a modern family bathroom.

The upper level is home to a generous king-size principal bedroom, complete with its own private en-suite, providing an excellent degree of privacy and making this apartment particularly appealing to families, sharers or professional tenants

Situated within walking distance of Luton Town Railway Station, the property is ideally positioned for commuters travelling into London and the wider city, while Luton town centre is also within easy walking distance, providing convenient access to shops, restaurants, bars and everyday amenities.

With three-bedroom apartments being relatively scarce across Luton, this represents a particularly attractive opportunity. For investors, the property is expected to achieve rental income in the region of £1,450 per calendar month, subject to market conditions and letting assessment.

For investors, the property offers particularly strong appeal, with estimated rental income of approximately £1,450 per calendar month, combined with low service charges which can help to minimise ongoing ownership costs and enhance the property's overall investment potential.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	83	83
(69-80) C		
(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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