



228 Hitchin Road, Luton, LU2 0ES

An excellent opportunity to acquire a well presented freehold house conversion that has been thoughtfully converted into two self contained one bedroom flats, offering an attractive investment with an established rental income of £1,400 per calendar month.

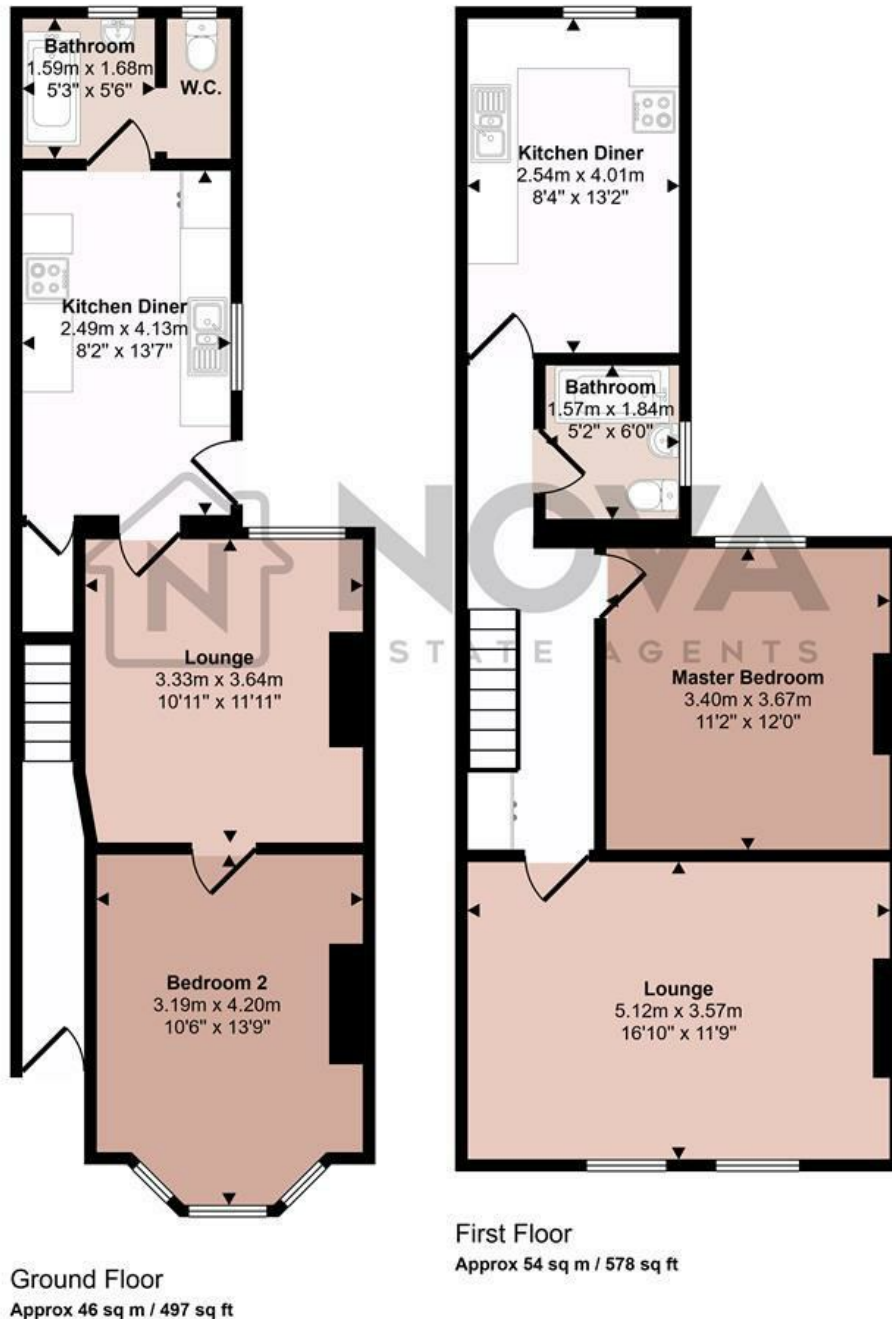
Both apartments are presented in modern condition throughout, providing comfortable, low maintenance accommodation that appeals to a wide range of tenants. The property also benefits from off road parking for two vehicles, a valuable feature in this highly sought after location.

Situated on the ever popular Hitchin Road, the property is within walking distance of Luton town centre and Luton railway station, making it ideal for commuters and ensuring strong tenant demand. Residents can also enjoy easy access to a wide range of shops, restaurants, leisure facilities and other local amenities.

- Nova Estate Agents
- Parking for 2 Cars
- House Conversion
- Two 1 Bed Flats
- Rental Income of £1400pcm
- Walking Distance To Town Centre & Train Station
- Press Play Button For 360° Walkaround Tour
- Freehold

£260,000

Approx Gross Internal Area
100 sq m / 1075 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC