



2 Cardigan Mews, 12 Cardigan Street, Luton, LU1 1RN

Nova Estate Agents are delighted to present this chain-free maisonette, newly renovated and finished to a modern standard throughout. Ideally situated in Luton Town Centre, it is within easy walking distance of Luton Train Station, making it a perfect option for commuters, first-time buyers or investors.

Available to cash buyers only, the property benefits from an approximate 85 year lease, with a combined service charge and ground rent of just £500 per annum. For investors, the expected rental income is around £750 per month, offering an attractive yield.

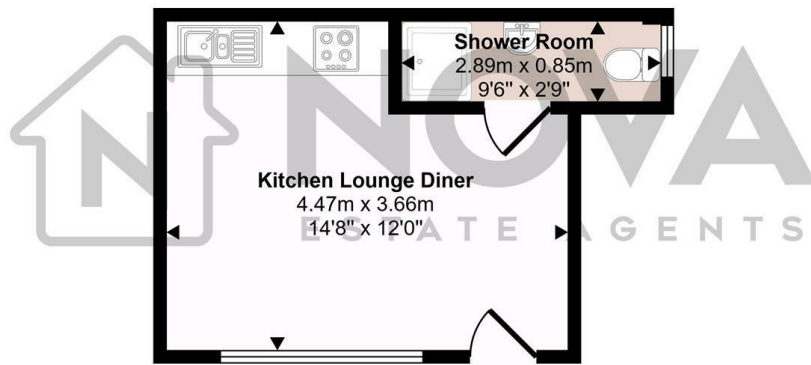
The accommodation includes a communal entrance leading into a bright lounge/bedroom area, a modern kitchen, a refurbished shower room and access to a communal outdoor space.

Located on Cardigan Street the property is moments from The Mall, the University of

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Cash Buyers Only
- Chain Free
- Studio
- Luton Town Centre
- Recently Renovated

£55,000

Approx Gross Internal Area
17 sq m / 185 sq ft



Floorplan

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.

