



**NOVA**  
ESTATE AGENTS



## 62 Orchid Close, Luton, LU3 3EX

This immaculately presented first floor apartment offers an excellent opportunity for first-time buyers or investors alike with an estimated rental return of approximately £1,200 per calendar month and the added benefit of no onward chain. Situated within a quiet and sought after development in Sundon Park, the property is conveniently located within walking distance of Leagrave Thameslink station, making it ideal for commuters.

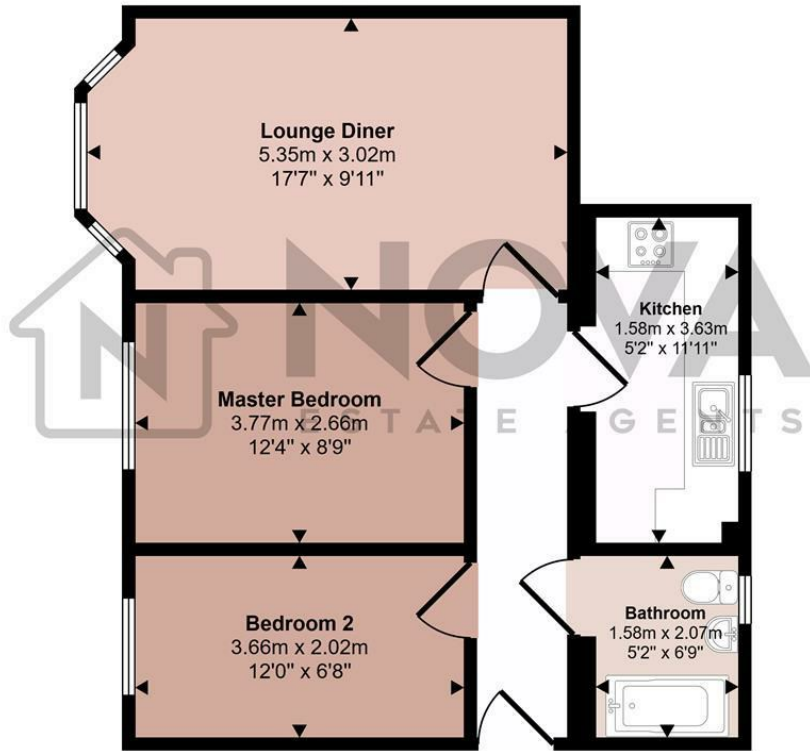
Built in 2006, the apartment has been maintained to a good standard throughout and benefits from around 105 years remaining on the lease. Internally, the accommodation includes a spacious 17ft lounge/dining area, a modern fitted kitchen, two generously sized bedrooms and a contemporary bathroom suite. Neutral décor and flooring create a bright and versatile living environment ready to move straight into.

Further features include gas central heating via a combination boiler, double glazed windows,

£190,000

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Recently Renovated Apartment
- High Specification Finishes Throughout
- 105 Year Lease!
- Open Plan Lounge/Diner
- Large Bedrooms
- Chain Free!
- Allocated Parking
- Communal Garden

Approx Gross Internal Area  
51 sq m / 546 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		