

G22 Flat, 4 Dumfries Street, Luton, LU1 5FT

**O.I.R.O £65,000**

**\*\*\*AVAILABLE TO CASH BUYERS\*\*\***

Benjamin Stevens are delighted to offer this investment opportunity to buy to let cash buyers. The room comprises of a bedroom an en-suite shower room, and shared kitchen. The complex further boasts a Communal gym, Cinema, Study Room, lifts, and a concierge service for entry/exit and a generous communal courtyard garden.

The property further benefits from a great yield, no ground rent and tenants in situ.

For more details please give us a call on 01582 485 531.

## Roof Terrace



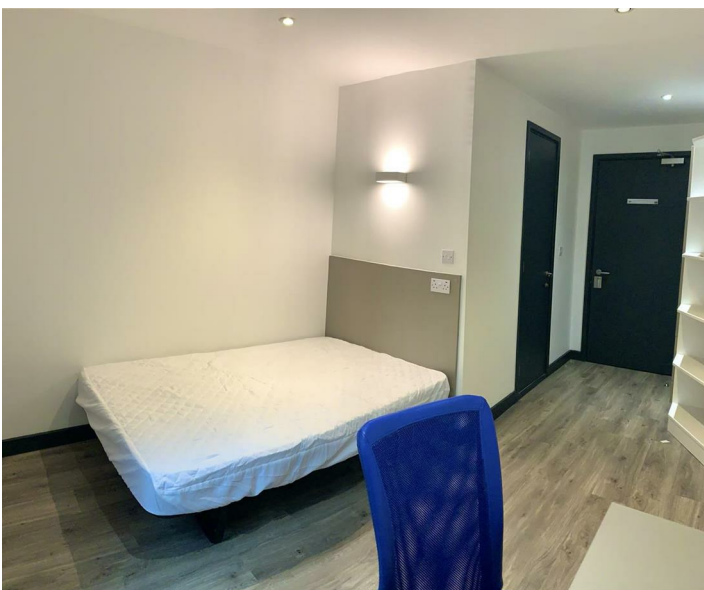
## Reception

## Communal Kitchen



Wooden effect flooring, integrated appliances, communal seating area.

## Bedroom



Wooden effect flooring, window to front aspect, desk and fitted wardrobe.

## Bathroom



Laminate effect flooring, low level wc and walk in shower.

## Cinema



## Pool Table



## Laundry Room



## External of courtyard



## Tenure

Built in 2013

Lease Term 250 from new

Service Charge £1820 per annum approx

No Ground Rent

# Floor Plan

GROUND FLOOR  
158 sq.ft. (14.7 sq.m.) approx.

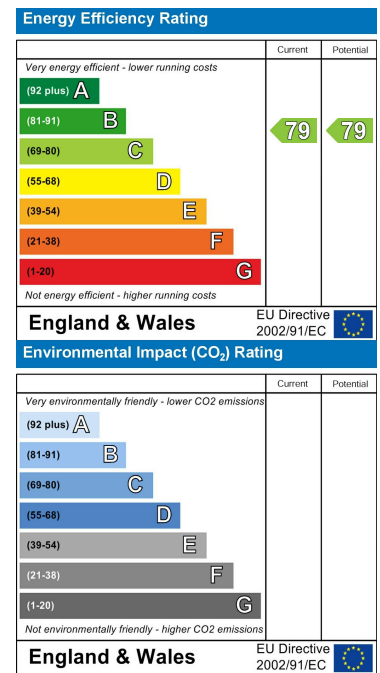


TOTAL FLOOR AREA - 158 sq.ft. (14.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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