



**Farley Hill, Luton Guide Price £650,000**

Two fully converted three-bedroom flats – Instant income of £3,400 per month | Outbuilding ready for conversion – Potential to add an extra £1,500 in rental income | Ideal for serviced accommodation – Proximity to Luton Airport and town centre attracts short-term tenants | Spacious living areas in both flats – Open-plan design perfect for modern living and entertaining | Generously sized bedrooms – Ample space for families, professionals, or serviced guests | Private enclosed gardens – Outdoor space for both flats, adding tenant appeal | Off-road parking – Convenient parking for residents or short-term guests | Strong transport links – Under a mile to Luton train station, 10 minutes to the airport, and close to M1 | High demand rental area – Well-located in Luton, with local schools, parks, and amenities nearby | Immediate investment return – No need for major work; start earning from day one with further growth potential



Looking For A Solid Investment Opportunity With Strong Rental Potential? This property in Farley Hill, Luton, presents a unique chance to secure not just one, but two income-generating flats, with an added bonus of a substantial outbuilding ready for conversion.

Currently, the two three-bedroom flats are rented out as serviced accommodation, bringing in a combined total of £3,400 per month.

#### The Flats:

Both flats offer spacious layouts and have been designed with comfort and convenience in mind.

#### GROUND FLOOR |

The ground-floor flat features a large open-plan living space measuring **32' 6" x 9' 8" (9.91m x 2.95m)**, which seamlessly blends the lounge and kitchen areas. French doors and skylights flood the room with natural light, creating a bright and welcoming atmosphere.

The modern kitchen is well-equipped with a gas hob, electric oven, and space for all your essential appliances.

Three generously sized bedrooms, including one at **13' 3" x 11' 8" (4.04m x 3.56m)**, provide ample space for family living or guests.

The enclosed rear garden offers outdoor space that's both private and practical, and there's an off-road parking space available too.



## FIRST FLOOR |

The first-floor flat also offers plenty of space with a similar airy feel.

The living room measures **14' 1" x 11' 9" (4.29m x 3.58m)**, and the kitchen, a comfortable **9' 8" x 8' 9" (2.95m x 2.67m)**, is equipped with a gas hob and electric oven, perfect for those who love to cook.

Three double bedrooms span across two floors, including a large **14' 7" x 9' 2" (4.45m x 2.79m)** room on the second floor.

The flat has been freshly decorated throughout and comes with a modern fitted bathroom and additional toilet.

### Additional Potential:

But what really elevates this property's potential is the large outbuilding at the rear of the garden. Already connected to water, electricity, and plumbing, it's ready to be converted into a two-storey unit of approximately 800 sq. ft. With some development work, this space could easily bring in an additional £1,500 per month in rental income.

### Location:

Farley Hill is one of Luton's most sought-after areas, known for its sense of community and excellent transport links. Luton town centre and the main train station are under a mile away, offering fast connections to London and beyond. Luton Airport is a mere 10-minute drive, and the M1 is easily accessible, making this location perfect for professional tenants, commuters, or those looking for short-term stays.

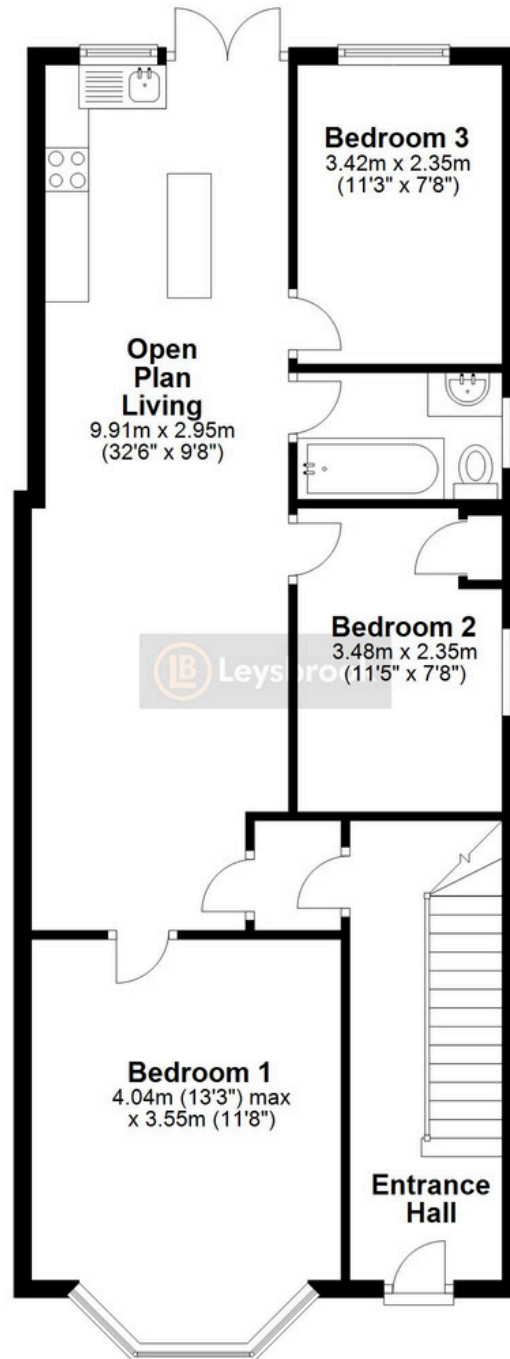
With a combined potential income of nearly £5,000 per month, this property offers both immediate returns and long-term investment growth. Whether you're looking to expand your property portfolio or enter the serviced accommodation market, the opportunity here is undeniable.

**Don't miss your chance to make this home your own!**



## Ground Floor

Approx. 85.2 sq. metres (917.2 sq. feet)

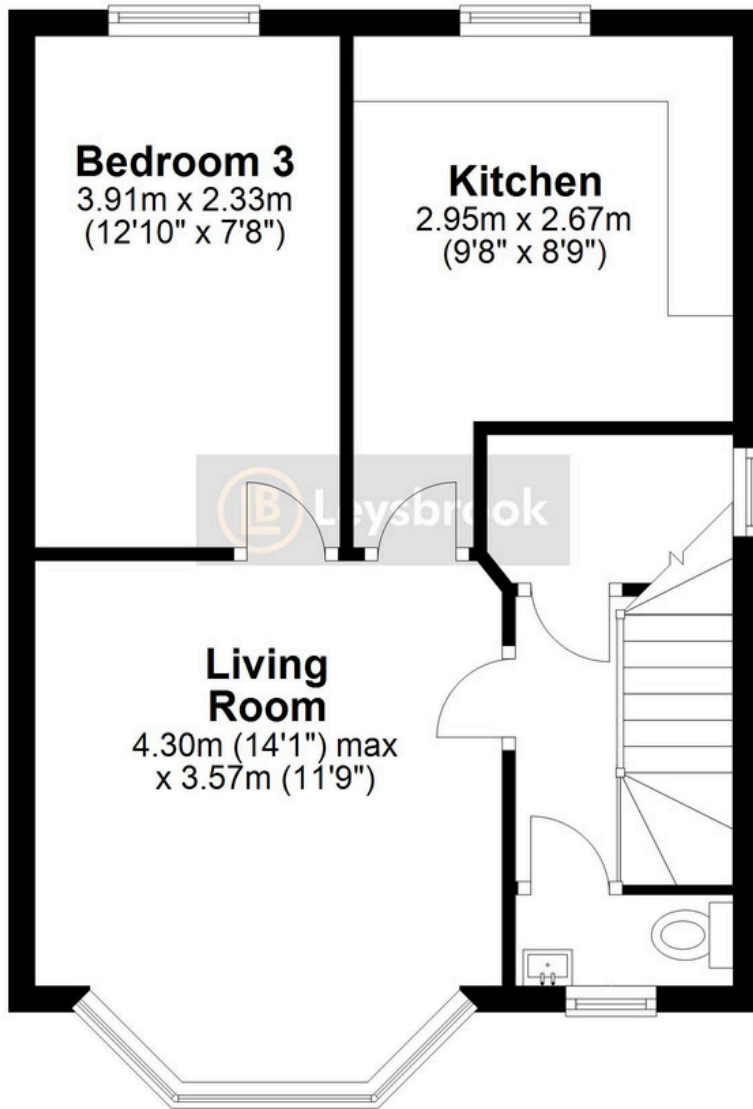


Total area: approx. 85.2 sq. metres (917.2 sq. feet)

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Plan produced using PlanUp.

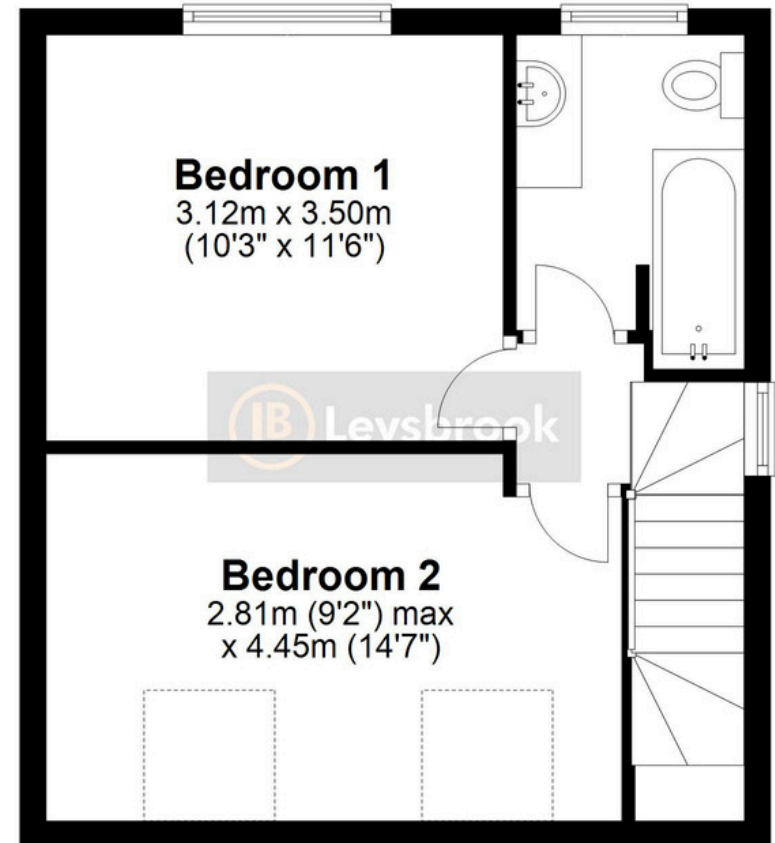
## First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



## First Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



**Total area: approx. 71.0 sq. metres (763.8 sq. feet)**

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## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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