



**Nickmar Court
New Bedford Road
Luton
Bedfordshire
LU3 1LF**

Offers in Excess of £166,000

bettermove

New Bedford Road

Luton

Bettermove are proud to present this ground floor 2 bedroom Maisonette in Luton. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a leasehold property with 117 years remaining on the lease; the ground rent is £350 per year and the service charge is £850 per year.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen area, 2 bedrooms the bathroom on the ground floor of the building.

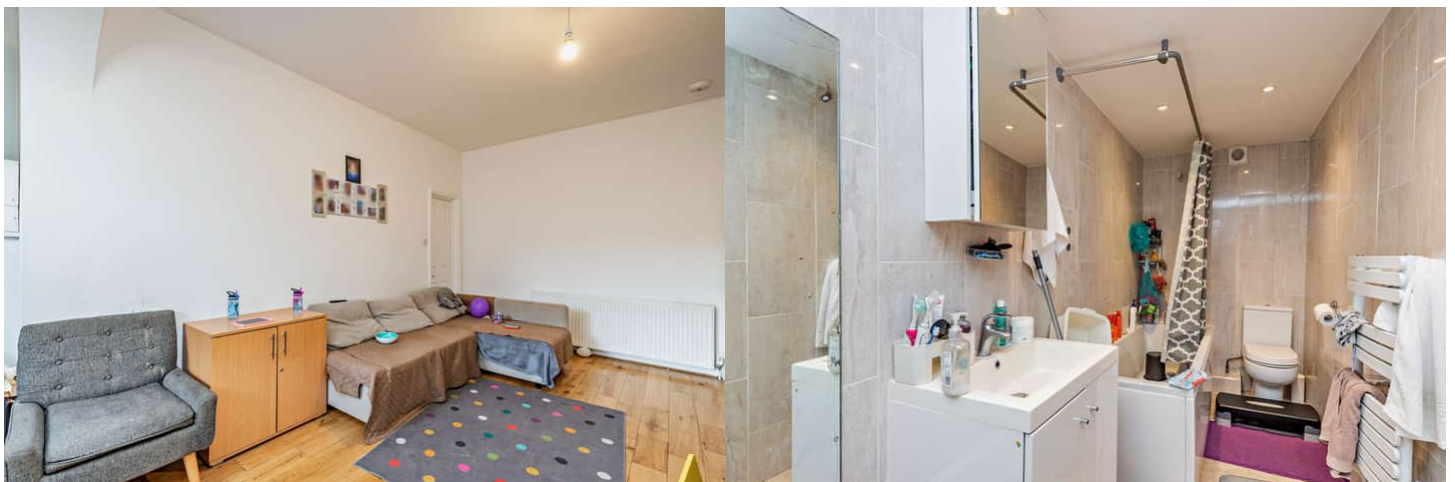
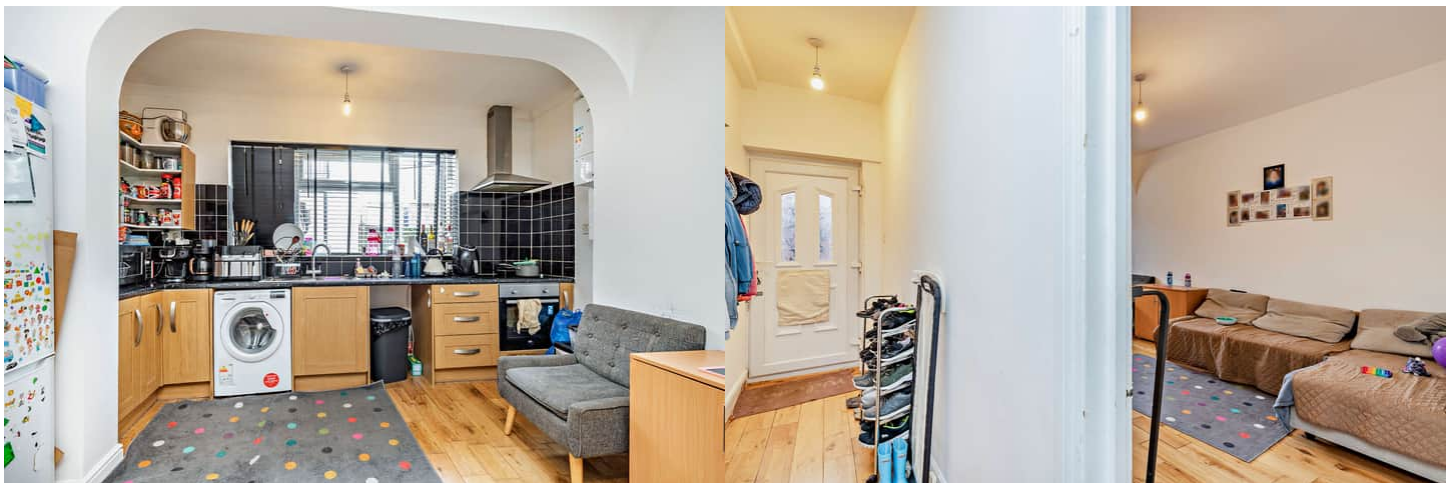
Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A6, Luton train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

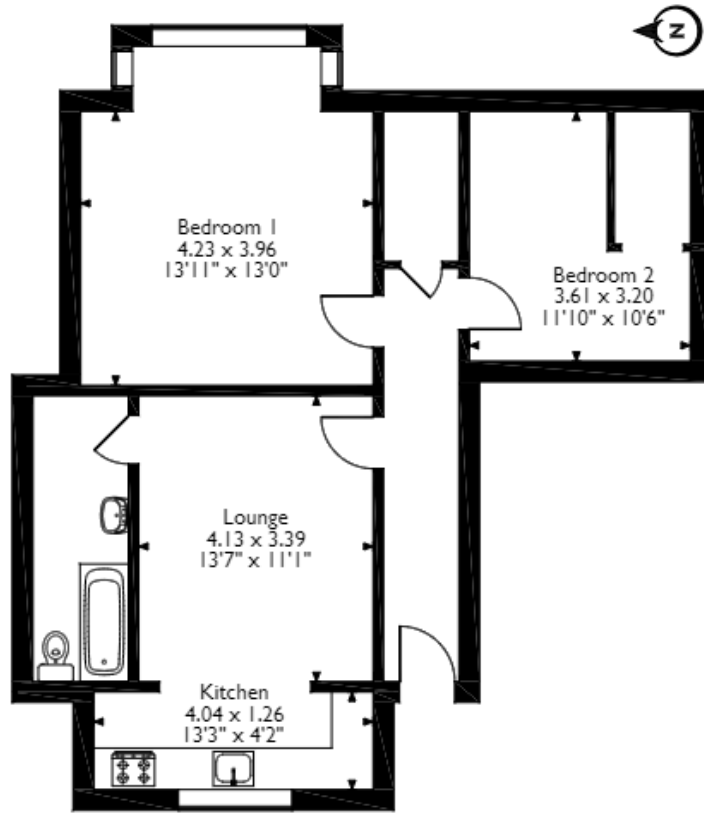
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Nickmar Court, Flat 10, 137-139, New Bedford Road, Luton
 Approximate Gross Internal Area
 69 Sq M/743 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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