



**Alder Crescent
Luton
Bedfordshire
LU3 1TD**

Offers in Excess of £128,000

bettermove

Alder Crescent Luton

Bettermove are proud to present this 1 bedroom second floor flat in Luton, this property has 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, electric storage heaters throughout and has off street parking available via a private parking space. The council tax band is A.

This is a leasehold property with 85 years remaining on the lease; the ground rent is £100 Per annum and the service charge is £103.95 Per month.

The interior of this property comprises a spacious living room, kitchen, bedroom and bathroom all located on the second floor.

Located in the popular town of Luton, this property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

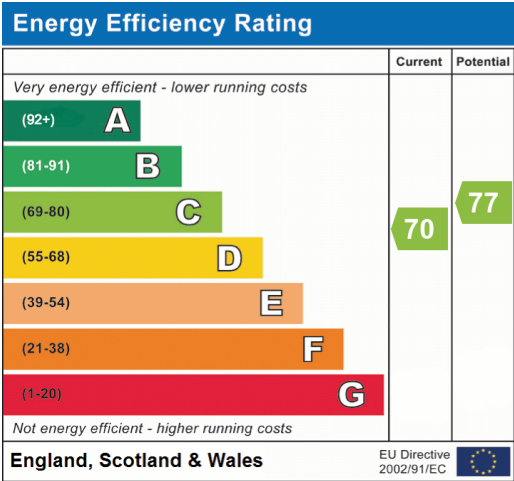
Excellent transport connections can be found from the M1 , Easy access to London from Luton train station and many local bus routes. This property is also very close to London Luton Airport.

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







20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk