



Nickmar Court
New Bedford Road
Luton
Bedfordshire
LU3 1LF

Offers in Excess of £160,000

bettermove

New Bedford Road

Luton

Bettermove are proud to present this ground floor 1 bedroom Maisonette in Luton. This property is available with no forward chain.

The property is currently tenanted and can be sold vacant on possession. 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.

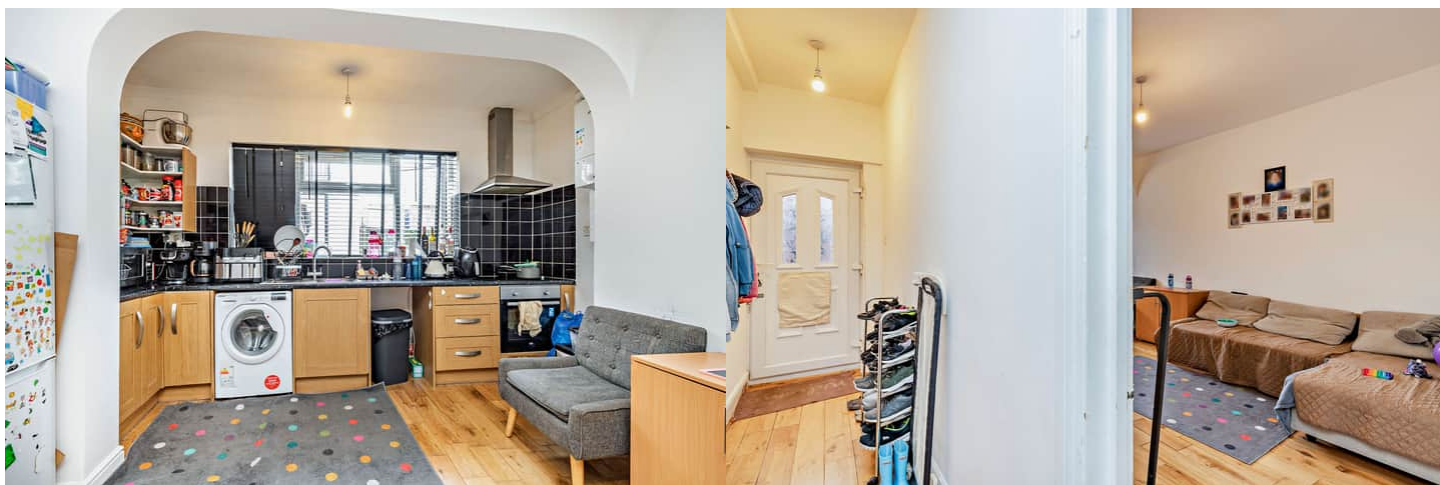
This is a leasehold property with 117 years remaining on the lease; the ground rent is £350 per year and the service charge is £850 per year.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen area, 1 bedroom and a bathroom on the ground floor of the building.

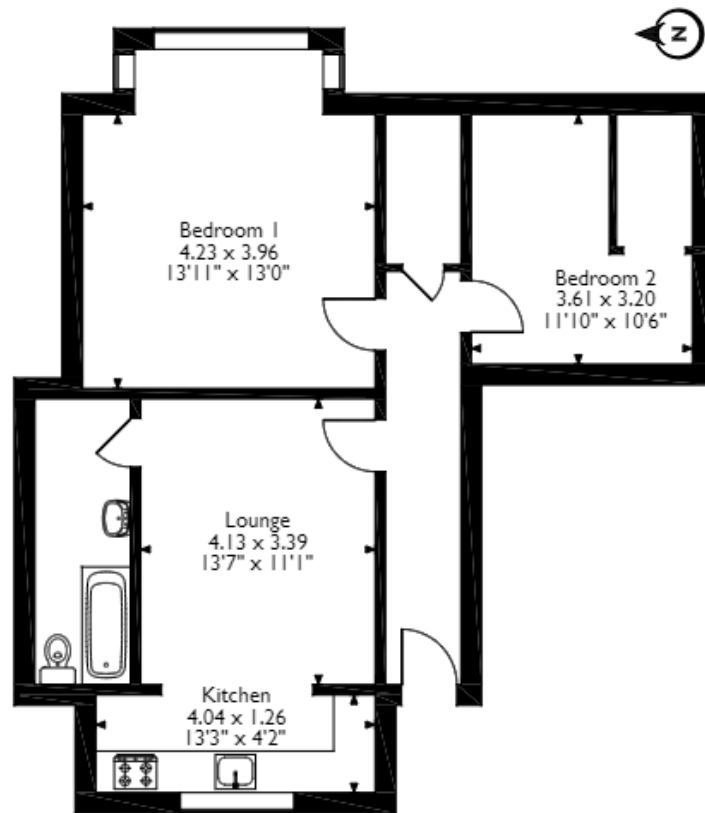
Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A6, Luton train station and many local bus routes.

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

You can secure the purchase immediately by paying an exclusivity deposit of £1,000. This is not an additional fee and is returned to you on completion. Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs. This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches. Speak to one of our sales team about our Exclusivity Deposits today to find out more...



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



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