



**Sutherland Place
Luton
Bedfordshire
LU1**

Offers In Excess Of £210,000

bettermove

Sutherland Place

Luton

Bettermove are proud to present this 4 bedroom maisonette in Luton. 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 the car park.

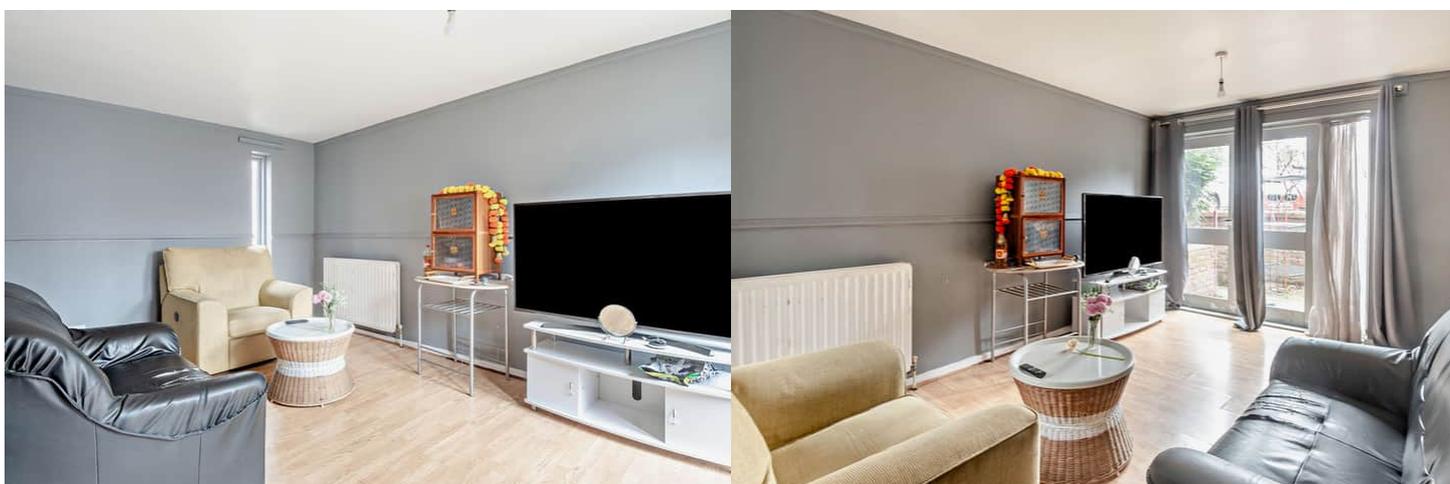
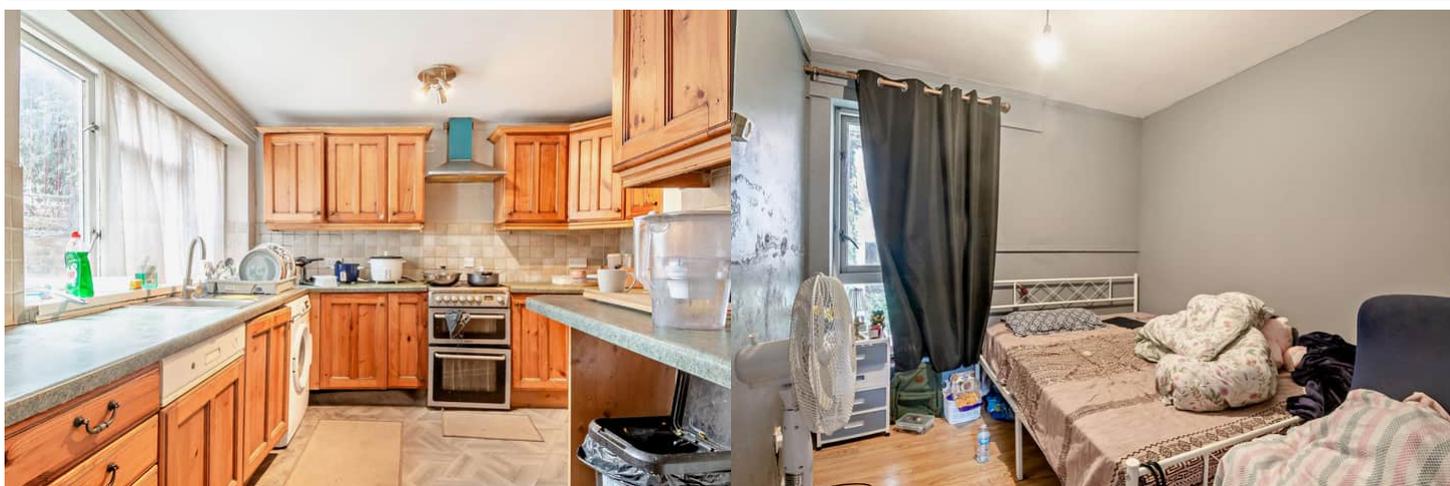
The council tax band is A.

This is a leasehold property with 124 years remaining on the lease; the service charge is £1,000pa.

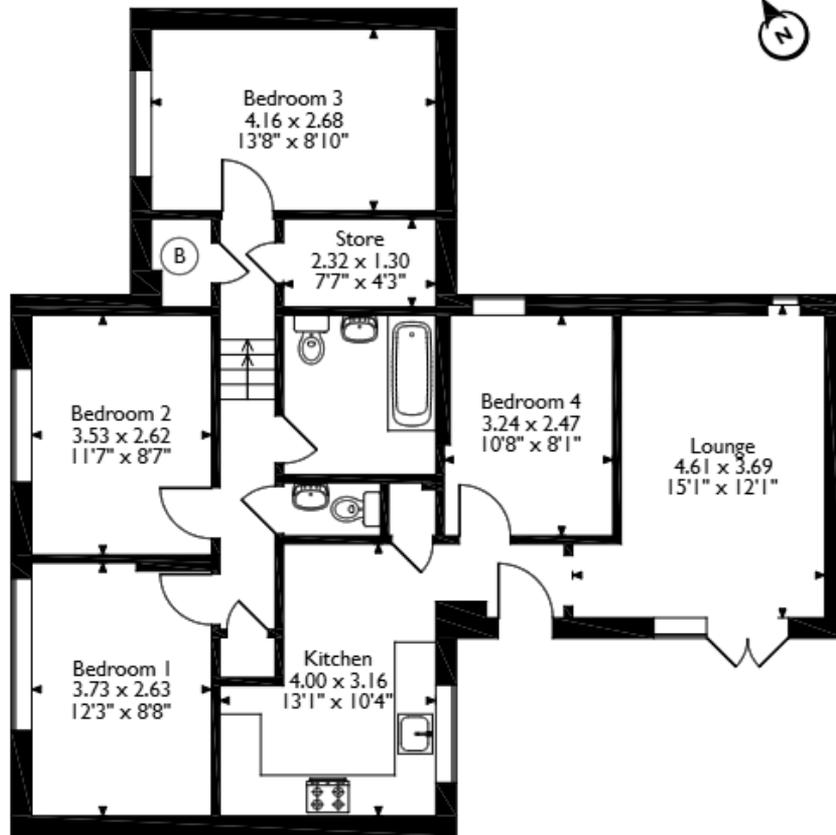
The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen, as well as the 4 bedrooms and the family bathroom.

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 Luton train station (3.1 miles), various bus routes and the m1 and A505.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Truncalls, Sutherland Place, Luton
 Approximate Gross Internal Area
 87 Sq M/936 Sq Ft

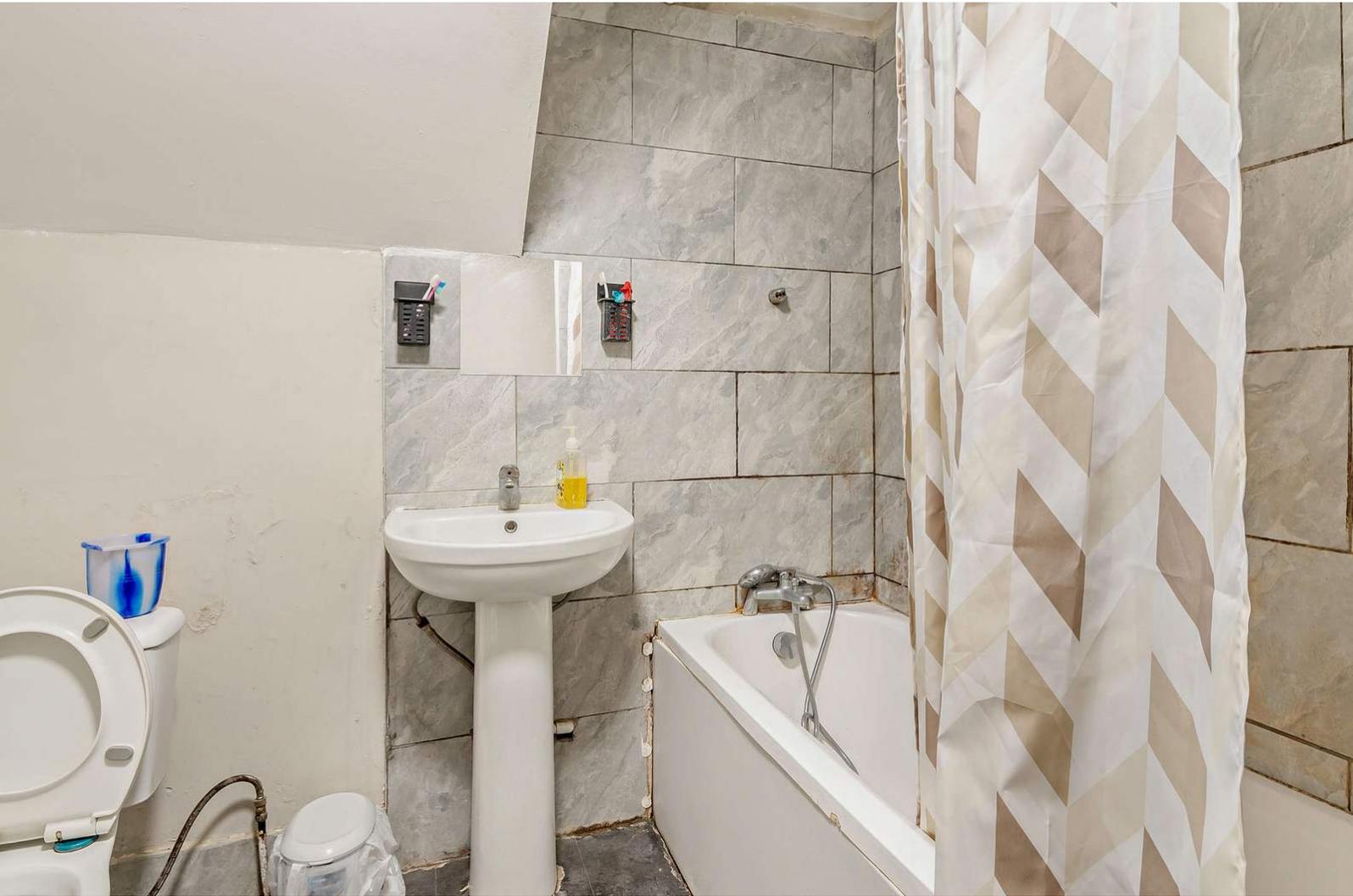


Ground Floor

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	78	80
(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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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