



Langham House  
Mill Street  
Luton  
Bedfordshire  
LU1

Offers In Excess Of £133,000

bettermove 

# Mill Street Luton

Bettermove are proud to present this 2 bedroom flat in Luton.

The property benefits from double glazing, and electric central heating throughout, with off street parking available via the allocated space.

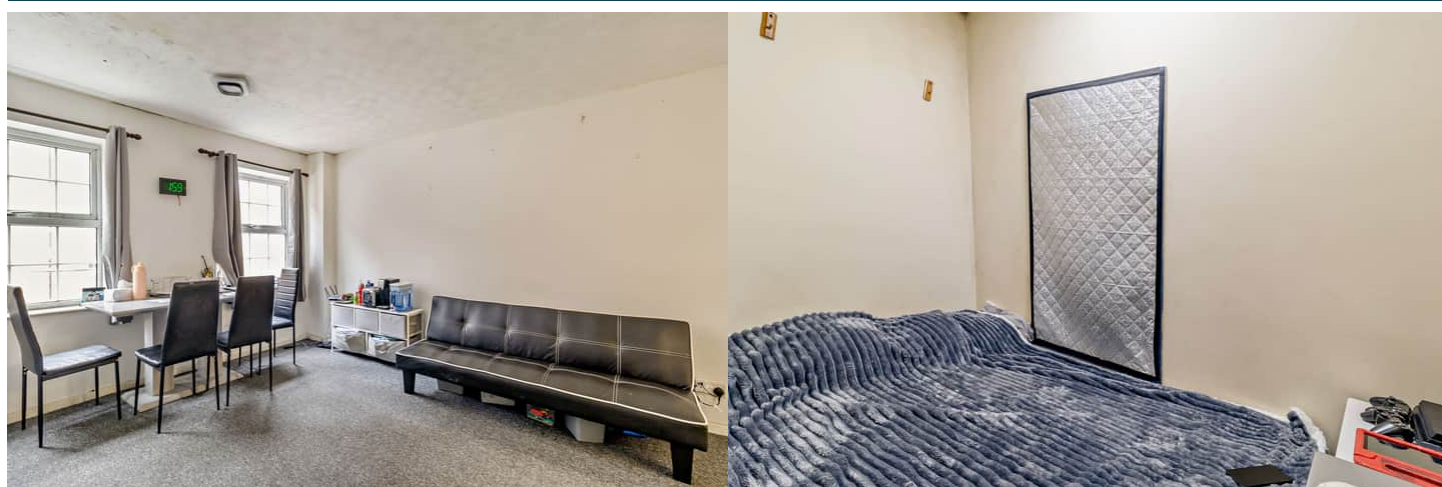
The council tax band is A.

This is a leasehold property with 88 years remaining on the lease; the ground rent is £325 per quarter and the service charge is £110pa.

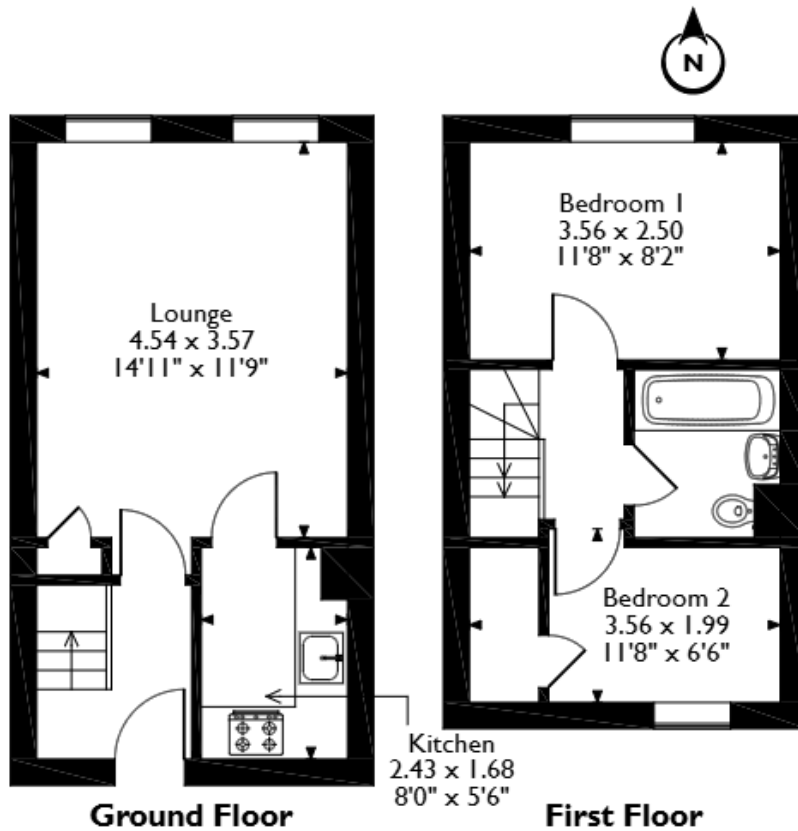
The interior of this well presented property comprises a spacious living room and dining area and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom.

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 (0.4 miles), variety of bus routes and the M1.

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



Langham House, Mill Street, Luton  
 Approximate Gross Internal Area  
 48 Sq M/517 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



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