



The Old Inkerman Arms
Inkerman Street
Luton
Bedfordshire
LU1

Offers In Excess Of £105,000

bettermove

Inkerman Street Luton

Bettermove are proud to present this 1 bedroom flat 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, and electric heating throughout.

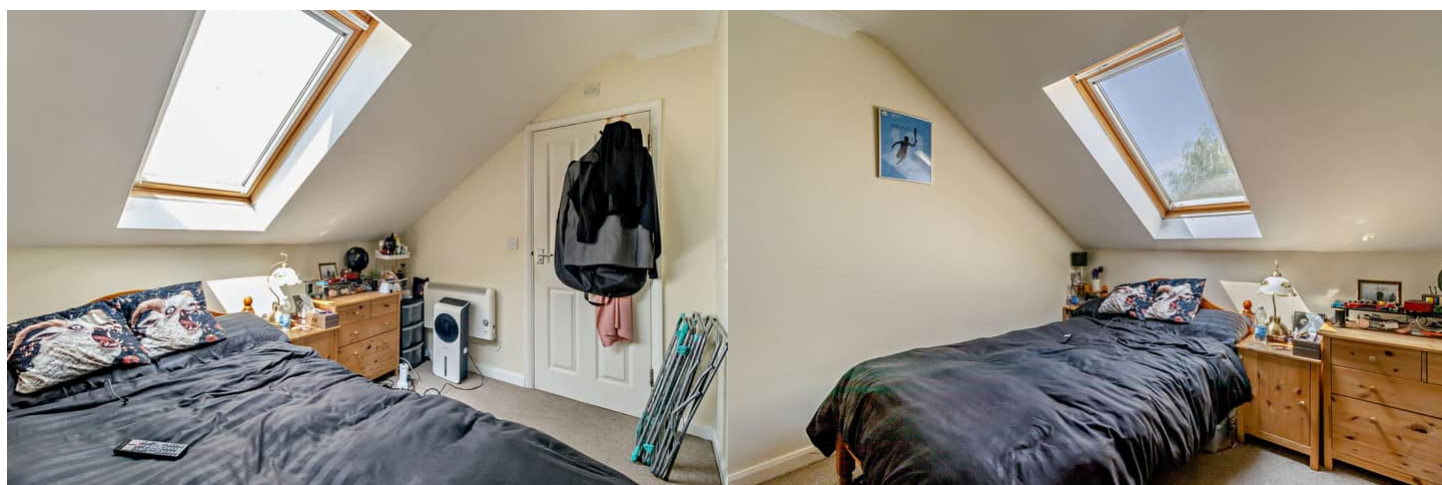
The council tax band is A.

This is a leasehold property with 88 years remaining on the lease; the ground rent is £300.00 per annum, and the service charge is £2,500.00 per annum.

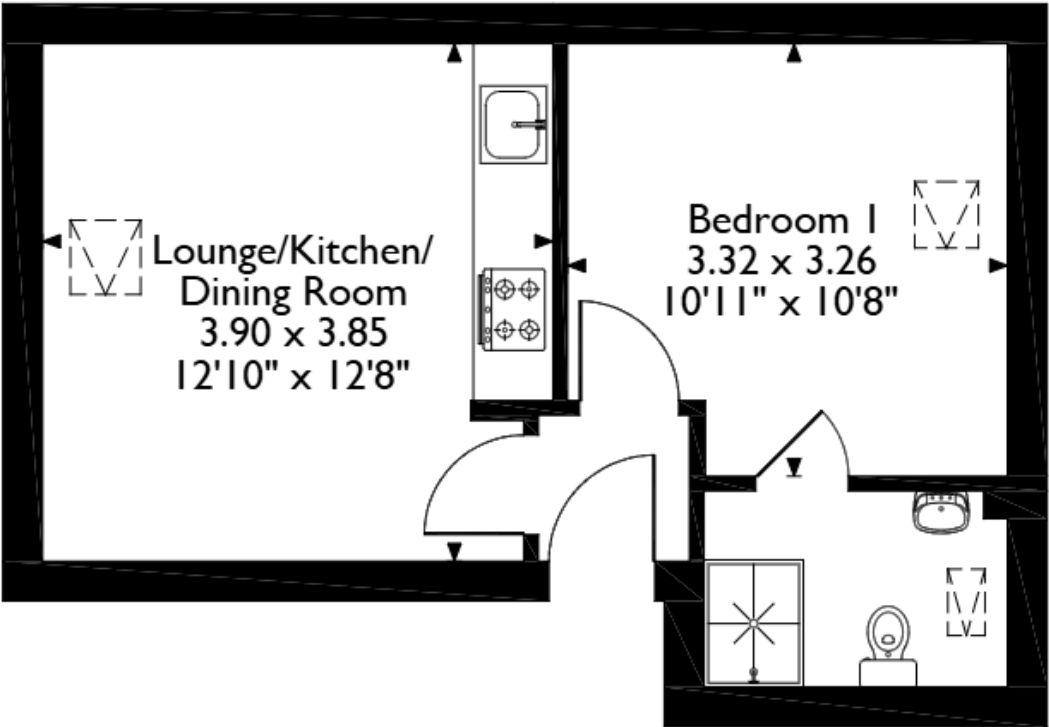
The interior of this well presented property comprises a spacious, open-plan living/dining/kitchen area, one double bedroom, and a shower room. The exterior boasts a communal garden, perfect for enjoying the summer months.

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, a variety of local bus routes, and quick access to the M1.

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



The Old Inkerman Arms, Inkerman Street, Luton, Bedfordshire
Approximate Gross Internal Area
31 Sq M/334 Sq Ft



Second Floor Flat

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
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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