

**Please Read – Off Market – Exclusive**



**LETS BUILD**

**FOR SALE**

**Investment Block**

**Luton**

**OFF MARKET AND EXCLUSIVE!**

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers

**Images used for illustration purposes only**

## Unbroken Freehold Investment Block

## Today's Plans, Tomorrow's Projects

### Brand New Luxury Apartment Block

Introducing an appealing investment opportunity, available is the unbroken freehold of a brand new development comprising 103 apartments across three separate blocks, along with 2000 sqft of ground floor commercial space. These thoughtfully designed 1, 2, and 3-bedroom apartments offer a luxurious living experience, situated in the thriving borough of Luton

The estimated yield on this investment building stands at an attractive 7.1%, making it a compelling option for potential buyers. With Luton expected to experience steady growth over the years, both rental and resale values are projected to rise, making this a very attractive acquisition for investment

The apartments offer a wonderful balance of community and exclusivity. Situated close to Luton's town center, while the nearby train station ensures easy and quick access to London, making the daily commute just a 22-minute journey

With its attractively discounted bulk sale price, this property offers an enticing investment opportunity

<b>Market valuation</b>	<b>£30m</b>
<b>Quick sale purchase price</b>	<b>£22m</b>
<b>Estimated gross income p/a</b>	<b>£1,572,000</b>
<b>Units</b>	<b>103</b>
<b>Estimated gross yield</b>	<b>7.1%</b>

<b>Apartments</b>	<b>Rent Ranges</b>
1 Bed	£1000 - £1200
2 Bed	£1250 - £1500
3 Bed	£1800 - £2100

**\*\* Disclaimer - Figures are estimates taken with our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this document or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. All images are for illustration purposes only\*\***

Today's Plans, Tomorrow's Projects

## Talking Points

- Unbroken freehold for sale
- Vacant possession
- Reduced purchase price @£22m
- Estimated gross income £1,572,000
- 103 Apartments spread over three blocks
  - 47 x 1 Bed Apartments
  - 52 x 2 Bed Apartments
  - 4 x 3 Bed Apartments
- 2000 sqft ground floor commercial space
- Attractive local resale and rental values
- Average purchase price per unit £213,592



# Luton Investment Block

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Located in the Eastern county of Bedfordshire, Luton has experienced a remarkable surge in its property industry. With a significant increase in total property growth, Luton is emerging as a top contender for both property investment and construction, earning a reputation as the next valuable location to watch.

The town's impressive travel links are a major draw, attracting not only the everyday commuter but also modern families seeking a convenient and well-connected lifestyle. As property prices skyrocket in the capital, Luton offers a compelling alternative and a promising future for those seeking a new beginning. Moreover, Luton Council's substantial £1.5bn investment is set to propel the city even further into high demand, with extensive improvements and expansions to existing infrastructure on the horizon.

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# Apartment Specification

## General Specifications

- Porcelanosa engineered Oak flooring
- Large Format Porcelanosa Floor and Wall Tiles in Bathroom/Shower rooms
- Extensive private car parking (at additional cost)
- Landscaped surrounding grounds and gardens to include the communal roof garden/Terrace
- Stunning entrance foyer with Stainless Steel lift access into the Apartment Building
- 10 Year BLP Warranty
- Estimated completion date: March 2020

## Interior Features

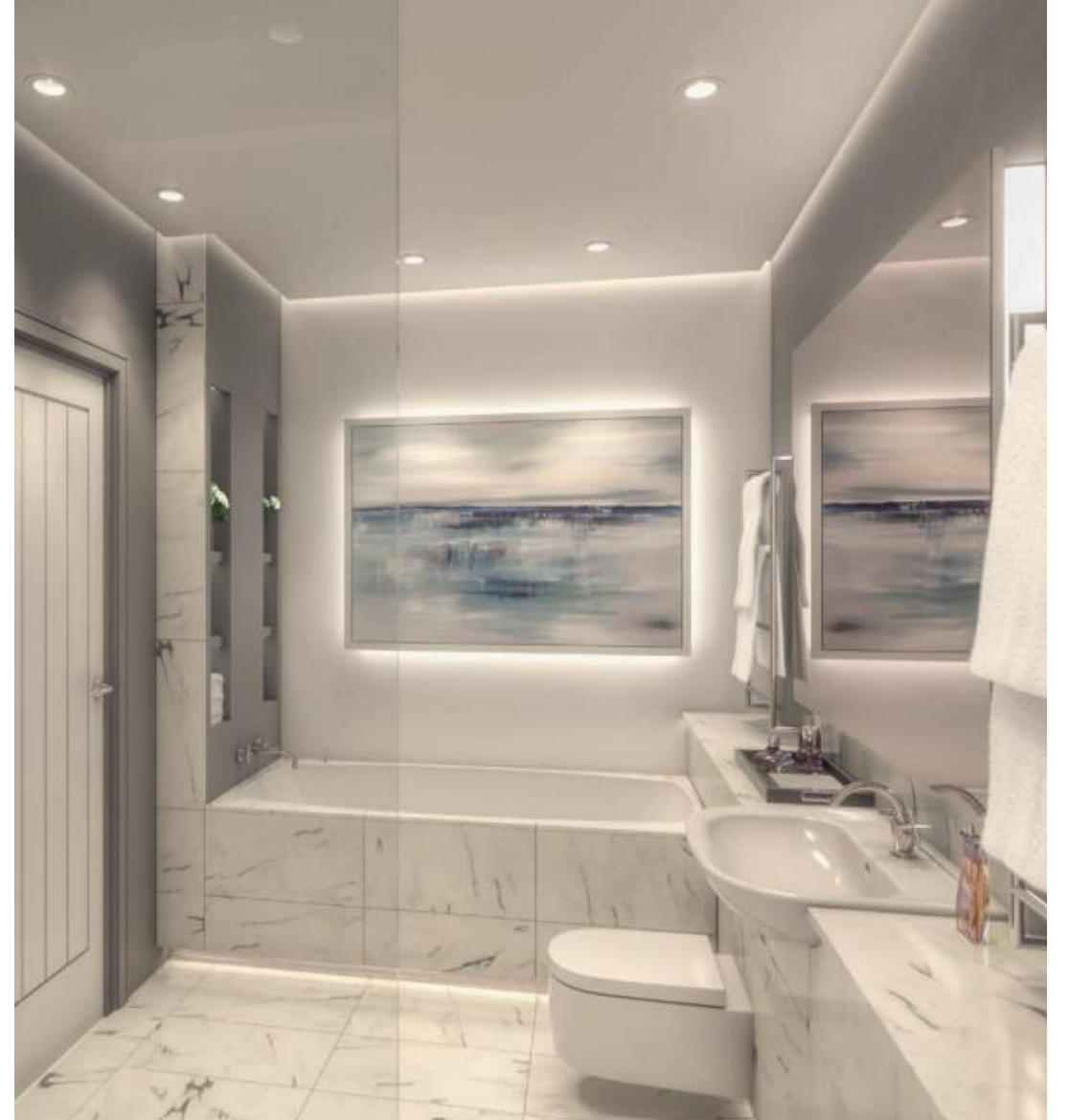
- Floor to Ceiling UPVC double glazed Tilt and Turn Windows
- Full Height and Width Aluminum patio doors
- Private outdoor terrace space with glass balustrades
- Quad plates in the lounge area to accompany skyTV etc (Specific apartments to be confirmed)

## Kitchen/Living Space

- Contemporary composite stone effect worktop
- Tiled splash back
- Inset stainless steel sink with chrome taps
- AEG single stainless-steel oven
- AEG ceramic hob
- Fully integrated washer/dryer
- Fully integrated fridge/freezer
- Engineered oak flooring to kitchen area

## Bathroom

- White Porcelanosa feature sanitary ware with contemporary chrome fittings
- Overhead thermostatic shower with clear glass screen and chrome frame
- Wall mounted Bathroom Mirror.
- Full height Porcelanosa ceramic tiling within shower area
- Heated towel rail in Chrome
- Porcelanosa floor and skirting tiles



# Comparables within ½ mile



NEW HOME

LU1 Buy to Let, Luton [See map](#)



Guide Price

**£209,995** ⓘ

Monthly mortgage payments

Reduced on 14/07/2023

PROPERTY TYPE

Apartment

BEDROOMS

x1

BATHROOMS

x1

TENURE ⓘ

Leasehold



NEW HOME

Castle Street, Luton, Bedfordshire, LU1 [See map](#)



Guide Price

**£240,000** ⓘ

Monthly mortgage payments

Reduced on 02/01/2023

PROPERTY TYPE

Flat

BEDROOMS

x1

BATHROOMS

x1

TENURE ⓘ

Leasehold



# Comparables within ½ mile



NEW HOME

Old Bedford Road, Luton, Bedfordshire, LU2 [See map](#)



£289,000 ⓘ

[Monthly mortgage payments](#)

Added on 30/06/2023

PROPERTY TYPE

Flat

BEDROOMS

x2

BATHROOMS

x1

TENURE ⓘ

Leasehold



NEW HOME

LU1 Buy to Let, Luton [See map](#)



Guide Price

£350,000 ⓘ

[Monthly mortgage payments](#)

Added on 09/03/2023

PROPERTY TYPE

Apartment

BEDROOMS

x2

BATHROOMS

x2

TENURE ⓘ

Leasehold

# Comparables within ½ mile



BUILT FOR RENTERS

Gordon Street, Luton, Bedfordshire, LU1 [See map](#)



£1,185 pcm £273 pw ⓘ

[Tenancy info](#)

Added on 30/06/2023

## Letting details

Let available date: **Ask agent**      Deposit: **Ask agent** ⓘ      Min. Tenancy: **Ask agent** ⓘ

Let type: **Long term**      Furnish type: **Furnished**      Council Tax: **Ask agent**

This property is Built For Renters. [Find out what this means](#)

PROPERTY TYPE  
🏠 Apartment

BEDROOMS  
🛏 x1

SIZE  
📏 550 sq. ft.  
(51 sq. m.)



BUILT FOR RENTERS

Gordon Street, Luton, Bedfordshire, LU1 [See map](#)



£1,525 pcm £352 pw ⓘ

[Tenancy info](#)

Added on 30/06/2023

## Letting details

Let available date: **Ask agent**      Deposit: **Ask agent** ⓘ      Min. Tenancy: **Ask agent** ⓘ

Let type: **Long term**      Furnish type: **Furnished**      Council Tax: **Ask agent**

This property is Built For Renters. [Find out what this means](#)

PROPERTY TYPE  
🏠 Apartment

BEDROOMS  
🛏 x2

SIZE  
📏 650 sq. ft.

**THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER INFORMATION PLEASE CONTACT THE DETAILS BELOW**

Lets build fees - 2% of Acquisition cost + vat

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