

# dg Property Consultants

Linking people to properties



## 97 Cranleigh Gardens, Luton, Bedfordshire LU3 1LS

### Asking Price £750,000

An opportunity to acquire this block of 4 apartments, comprising: 2 split level 2 bedroom apartments and 2 x 1 bedroom apartments ground & first floor. Recently developed, all to a high specification. This investment opportunity is currently providing approximate rental income of £42,000 per annum. The owners have also had drawings carried out for two additional one bedroom apartments in the roof void area (STPP) with a view of increasing the number of dwellings to 6 apartments.

All apartments are double glazed, gas centrally heated, laminate flooring, modern kitchen and bathrooms. The accommodation offered is spacious throughout.

Each apartment may also be purchased individually POA.

A internal viewing is highly recommended to appreciate this investment opportunity.

**dg Property Consultants - Residential Sale - Lettings & Management**

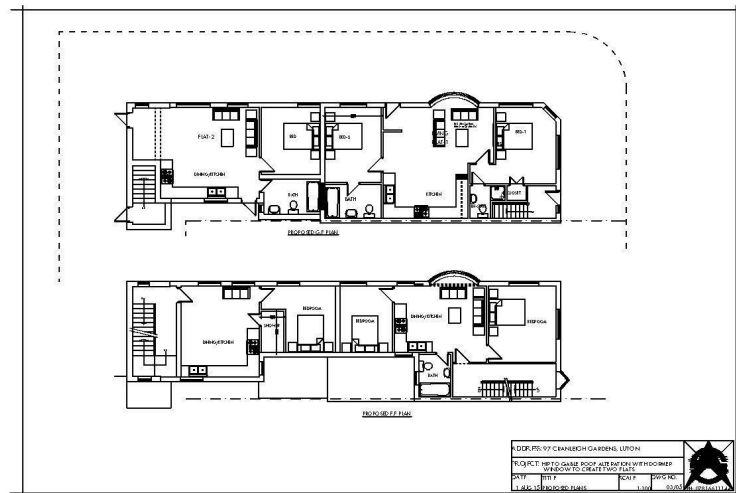
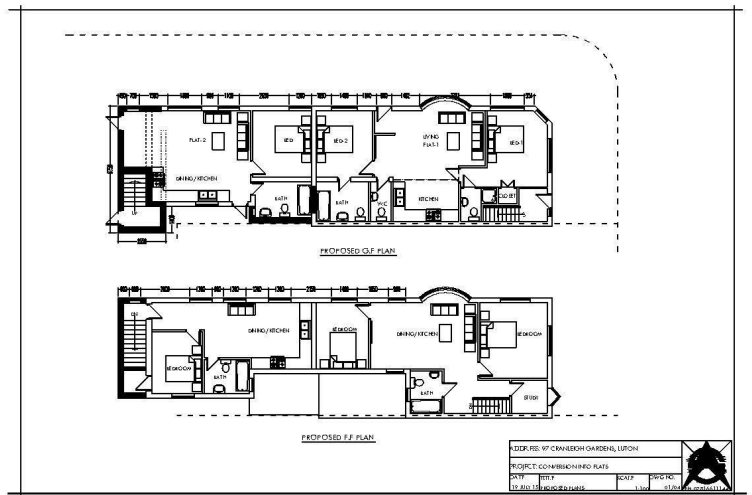
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**Letting:** T: 01582 592700 E: lettings@dgpropertyconsultants.co.uk W: dgpropertyconsultants.co.uk







Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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