



VIVA COURT, KIMPTON ROAD, LUTON, BEDFORDSHIRE, LU2

£335,000 LEASEHOLD 999 YEARS

TWO BEDROOM, TWO BATHROOM LUXURY APARTMENT

- SERVICE CHARGE APPROX £2,869 PER ANNUM
- GROUND RENT APPROX £340 PER ANNUM

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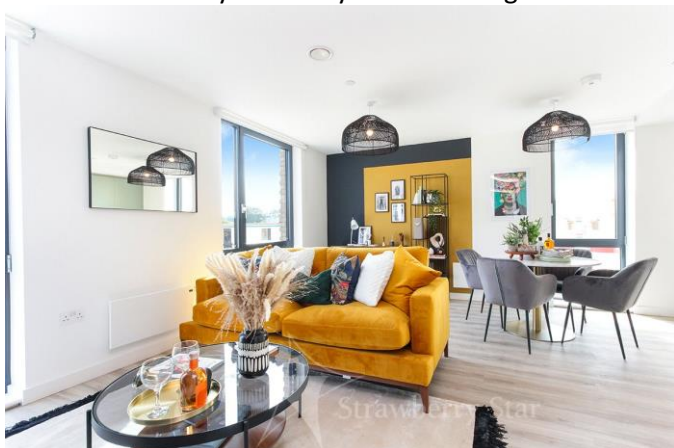
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Indulge in luxury living with this brand new two-bedroom, two-bathroom apartment nestled within the acclaimed Strawberry Star's luxury development in the rapidly evolving heart of Luton. Why pay London prices when you can experience the epitome of sophistication at Luton prices with central London reachable in under 25 minutes via Luton Airport Parkway Station? This stylish apartment presents an exceptional investment opportunity with promising capital appreciation potential. With an estimated rental achievement of £1,700 per month, for the first year, this property promises lucrative returns for discerning investors. Step into a world of opulence and comfort, where every detail has been meticulously crafted to exceed expectations. Residents of this stunning development benefit from access to a high-spec gym, perfect for maintaining an active lifestyle, and scenic roof gardens ideal for relaxation and unwinding. Inside, the flat boasts an attractive deluxe finish throughout, complemented by sleek modern appliances and a smart entry phone system for added security and convenience. Triple glazing ensures maximum peace and privacy, whilst 24-hour on-site security and a dedicated concierge service offer residents peace of mind and assistance whenever needed. Furthermore, benefit from the proximity to Luton Airport, just 6 minutes away, ideal for frequent travellers. Situated less than a mile from Bedford University, this property presents an ideal opportunity for students or professionals seeking convenient accommodation close to campus. Additionally, a vibrant boulevard offering a diverse range of shopping and dining facilities is mere moments away, providing endless entertainment options at your doorstep. Don't miss out on the chance to experience the pinnacle of luxury living in Luton. Seize this opportunity to invest in your future and elevate your lifestyle to new heights.



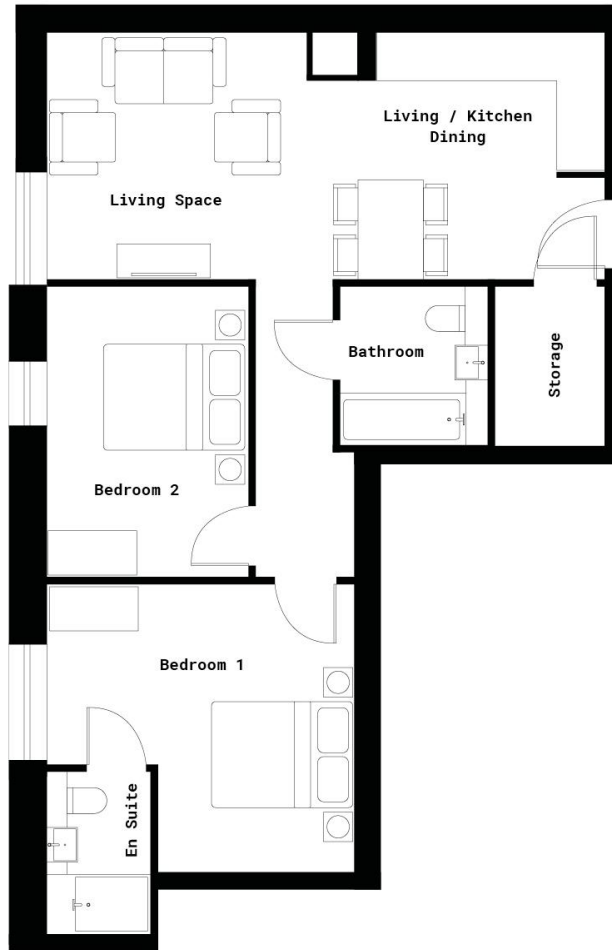
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 999 year and 0 months

Service Charge: £2869 per annum

Ground Rent: £ 340 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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