



CHEVETTE COURT, KIMPTON ROAD, LUTON, LU2

**£205,000 LEASEHOLD 999 YEARS**

## LUXURY STUDIO FLAT IN LUXURY LIVING COMPLEX

- SERVICE CHARGE APPROX £1516 PER ANNUM
- GROUND RENT PEPPERCORN

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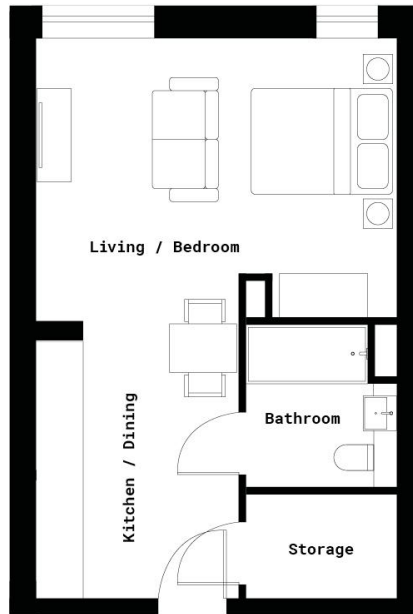


Indulge in luxury living at its finest with this brand-new studio flat, nestled within the acclaimed Strawberry Star's luxury development in the rapidly evolving heart of Luton. Why pay London prices when you can experience the epitome of sophistication at Luton prices with central London reachable in under 25 minutes via Luton Airport Parkway Station? This studio flat presents an exceptional investment opportunity with promising capital appreciation potential. With an estimated rental achievement of £1,150 per month, 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-specification gym, perfect for maintaining an active lifestyle, and scenic roof gardens ideal for relaxation and unwinding amidst lush greenery. 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, while 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 or those seeking easy access to international destinations. 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 right 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:** 998 year and 11 months

**Service Charge:** £1516 per annum

**Ground Rent:** PEPPERCORN

**Council Tax Band:** A

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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