

FREEHOLD



House - Semi-Detached (EPC Rating:)

7-9 GEORGE STREET WEST, LUTON,
BEDFORDSHIRE, LU1 2BJ

Asking price

£595,000

McLains
— ESTATE AGENCY —



0 Bedroom House - Semi-Detached located in Luton

Located in the heart of Luton, at 7-9 George Street West, this property presents a remarkable development opportunity for those looking to invest in the thriving town centre. With approved planning permission, the site is set to be transformed from its current office use (Class E) into six self-contained flats, making it an attractive prospect for both investors and future residents.

The proposed development includes four one-bedroom apartments, one two-bedroom apartment, and one spacious three-bedroom apartment, catering to a diverse range of potential tenants. This thoughtful layout ensures that there is something for everyone, whether it be young professionals, couples, or families seeking a comfortable living space in a convenient location.

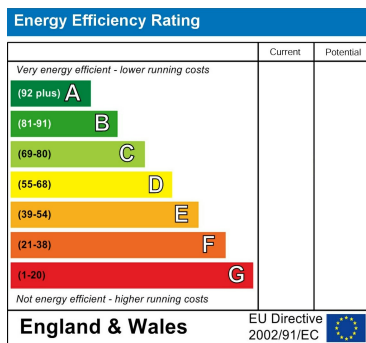
In addition to the residential units, the planning approval encompasses a single-storey rear extension and alterations to the fenestration, enhancing the overall appeal and functionality of the property. A communal garden and amenity space will provide residents with a pleasant outdoor area to relax and socialise, fostering a sense of community within the development. Furthermore, dedicated refuse facilities will ensure that the property remains tidy and well-maintained.

This is an exceptional opportunity to acquire a property with significant potential in a prime location. With its close proximity to local amenities, transport links, and the vibrant atmosphere of Luton town centre, this development is poised to attract a wide range of tenants. Do not miss the chance to be part of this exciting project that promises to deliver modern living spaces in a sought-after area.

Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.