

For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

For Sale

18 Compton Avenue, Luton, Beds, LU4 9AZ



£1,400,000 for the Freehold



4,037 Sq Ft / 375.04 Sq M



A rare opportunity to purchase a substantial 15 Bedroom care home which boasts a large plot with ample forecourt space for staff and visitor parking.



The property is well maintained and offers a range of amenities to meet the need of its residents. There are 5 bedrooms with their own private WC facilities and 10 further bedrooms with shared toilet facilities. The premises also features an office, a communal lounge and dining area, a kitchen, 2 communal showers on the ground floor and 2 further communal showers to the first floor. Outside, there is a spacious rear garden, providing a pleasant space for residents to relax and enjoy the outdoors. This is a unique opportunity to acquire a substantial care home in a prime location.





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18 Compton Avenue, Luton, Bedfordshire, LU4 9AZ

Location

The property is situated on Compton Avenue, a quite residential street close to local amenities including Luton and Dunstable Hospital.

In terms of transport, the property is 0.3 miles from Legrave Train Station providing a direct line into Central London and Bedford. The property is also 1.8 miles from M1 Junction 11a which provides links to Bedford (18.2 miles), Milton Keynes (21.7 miles), and Northampton (34.4 miles).

Terms & Tenure

The property is available for sale freehold at a figure of £1.4 million.

Accommodation

4,037 sq ft (375 sq m)

EPC

The EPC rating for the property is 76 - Band D.

Rates

Council Tax Band F. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

