



All enquiries Ref: James Paterson



- Long leasehold second floor self-contained flat requiring modernisation
- Full vacant possession

**Location:**

The property is situated on Sutherland Place between its junctions with Ruthin Close and Whitehill Avenue. Public transport links include Luton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A1081 and M1 motorway. An extensive range of shopping amenities, bars, cafes and restaurants can be found locally within Luton. Recreational pursuits can be found locally at the open spaces of Stockwood Park and Kidney Wood.

**Description:**

Long leasehold second floor self-contained flat requiring modernisation.

**Accommodation:**

Second floor: One bedroom, reception room, kitchen, bathroom/WC, entrance hallway, storage room

**EPC rating:** C

**Council Tax Band:** A

**Lease:**

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

