



**TERMS OF THE LEASE**

The property is offered on a 999-year lease commencing 1st January 2021. Service Charges include £1,358.06 for the previous 6 months and £111.90 for a Reserve Fund (last 6 months). Ground Rent includes £340 p.a.



**HOW TO GET THERE**

From Luton Town Centre proceed in a south eastly direction along the A505 toward the University of Bedfordshire. Upon the roadabout take the third exit onto Windmill Road taking the first exit onto Kimpton Road where the property can be found on the left-hand side. The entrance to the apartment is via the middle doors with Calibra Court titled above.

**PRICE INFORMATION**

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

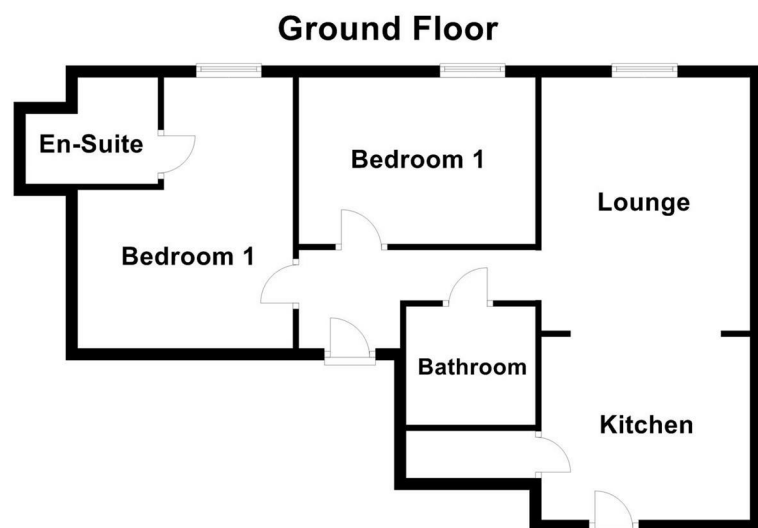
**BUYER'S PREMIUM FEE**

The purchaser will be required to pay a buyer's premium charge of £1,500 plus VAT.

**BUYER'S ADMINISTRATION FEE**

The purchaser will be required to pay a buyer's administration fee of £950 plus VAT.

**801 Calibra Court Kimpton Road, Luton, LU2 0GW**



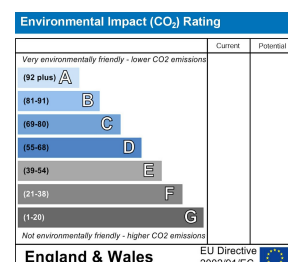
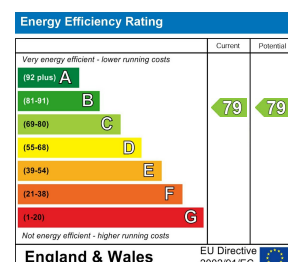
Not to scale. For illustrative purposes only

**For auction £250,000**

FOR SALE BY AUCTION ON WEDNESDAY 24TH OF JULY 2024 AT 1 PM  
 SALE VIA A LIVE-STREAMED AUCTION  
 GUIDE PRICE: £250,000  
 VIEWING TIMES: BY APPOINTMENT ONLY, PLEASE CALL 01908 030127 TO ARRANGE

This is a fantastic opportunity to purchase an eighth-floor two-bedroom, two-bathroom luxury apartment with parking situated in the heart of Luton Town Centre within walking distance to Luton Airport and London DART Parkway. The property is presented in excellent condition with modern appliances, fixtures and fittings. The property would present an ideal home and offers a very good investment opportunity renting for approx £1,500 p.c.m generating £18,000 pa which is a 5.8% yield. The property is currently offered with vacant possession, the internal condition is immaculate and the accommodation comprises an open-plan lounge/kitchen/diner with two bedrooms, one with ensuite and a family bathroom. There is access to a communal rooftop terrace and an allocated parking space. There is a 24-hour concierge service.

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# 801 Calibra Court Kimpton Road, Luton, LU2 0GW

**ACCOMMODATION**  
**COMMUNAL ENTRANCE HALL**  
**KITCHEN/LOUNGE/DINER**



**DINING AREA**



**HALLWAY**

13'04 x 4'11

Space for freestanding storage and doors to:-

**BEDROOM ONE**

14'10 x 11'10

Space for a double bed with a window to the side elevation and a door to:-



**KITCHEN AREA**

11'11 x 10'02

Fitted with a range of floor and wall-mounted cabinets, there are composite worktops and tiled splashback with various underlighting. There is an integrated electric oven with induction hob and extractor above, a fridge/freezer and a stainless steel sink and drainer. There is access to a storage cupboard.



**LOUNGE AREA**

13'11 x 11'05

A window to the side elevation with TV and telephone points connected, there is access to:-

**ENSUITE**

7'01 x 5'00

Suite comprising double shower, WC and hand wash basin with tiled walls and splashback.



**BEDROOM TWO**

12'11 x 9'02

A window to the side elevation with space for a double bed.



**BATHROOM**

6'07 x 7'01

Suite comprising WC, hand wash basin, bath with shower head over. There are tiled walls and LED downlights fitted with a stainless steel handrail.



**OUTSIDE**

This property comes with one off-road parking space.

**ROOF TERRACE**

The eighth floor has private access to a communal rooftop terrace with fabulous views to the front and rear.



**SERVICES**

Mains water, electric and drainage. None of these services has been tested.



**CONCIERGE**

The management company has a full-time 24-hour concierge on-site.

For further information on viewing call 01908 030127