



PRICE INFORMATION

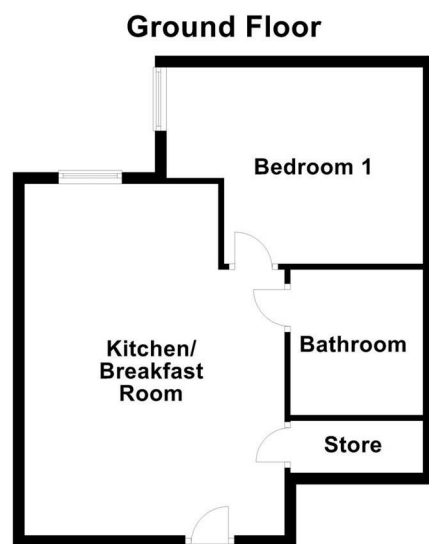
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property 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 be 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.

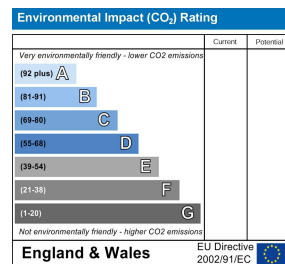
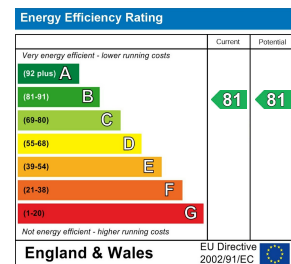
BUYER'S ADMINISTRATION FEE

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



Not to scale. For illustrative purposes only

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416 Calibra Court Kimpton Road, Luton, LU2 0GW



AUCTION GUIDE PRICE £195,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH OF JULY 2024 AT 1 PM
SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £195,000

VIEWING TIMES: BY APPOINTMENT ONLY, PLEASE CALL 01908 030127 TO ARRANGE

This is a fantastic opportunity to purchase a fourth-floor one-bedroom luxury apartment situated in the heart of Luton Town Centre within walking distance to Luton Airport and London DART Parkway. The property is presented in brilliant condition with modern appliances and would attract an appealing rent of £1,100 p.c.m generating £13,200 pa which is a 6.2% yield. The property is currently offered with vacant possession and the internal condition is immaculate, the accommodation comprises an open-plan lounge/kitchen/diner with one bedroom and a family bathroom. There is a 24-hour concierge service and access to communal gardens.

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ACCOMMODATION

COMMUNAL ENTRANCE HALL

Approached using a fob access with entry phone system, there are lifts leading to each floor which require a fob to operate ensuring security throughout. There are individual letterboxes for each apartment.



KITCHEN/LOUNGE/DINER

20'07 x 16'09 (to max)

A fantastic open-plan space which provides room for dining and lounge suites. There is a window to the rear elevation, overlooking the rear garden.



KITCHEN AREA

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.



LOUNGE AREA

TV and telephone points connected with various Internet connections. The wood effect floor continues throughout the apartment.



DINING AREA



BEDROOM

13'07 x 10'10 (to max)

Space for double bed with TV and telephone points connected, space for free-standing wardrobes with a window to the side and electric heater connected.



BATHROOM

7'01 x 6'01

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



STORE

OUTSIDE

COMMUNAL GARDENS

There is a well-kept outdoor space accessed on the ground floor.



CONCIERGE

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

SERVICES

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

TERMS OF THE LEASE

The property is offered on a 999-year lease commencing 1st January 2021. Service charges include £933.32 (last 6 months) and £82.29 Reserve Fund (previous 6 months)—There is a peppercorn ground rent.



HOW TO GET THERE

From Luton Town Centre proceed in a south easterly 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.

For further information on viewing call 01908 030127