



29 Gardener Court, London Road, Caddington, Luton, Bedfordshire, LU1 3SJ



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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For Auction-Guide £100,000 to £115,000

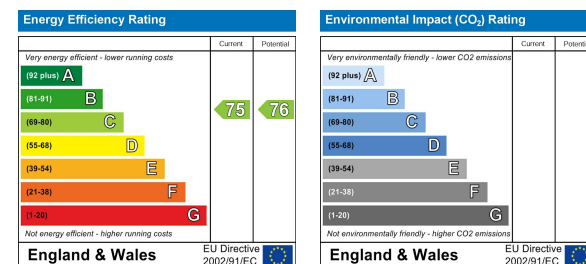
FOR SALE BY AUCTION ON WEDNESDAY 18TH SEPTEMBER 2024 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE £100,000 TO £115,000

VIEWINGS BY APPOINTMENT

This well proportioned top floor, purpose built apartment is offered at auction with vacant possession and would be a great prospect for a buy to let investment or a home to improve. It is being offered with a new lease term of 125 years and peppercorn ground rent. Features include a good size entrance hall with two storage cupboard, spacious living room with access to a balcony, separate kitchen, double bedroom, white bathroom suite with shower over bath, double glazed windows, gas heating with Vaillant Gas Boiler, communal gardens and on road communal parking facilities. With decorative improvement a rent of around £850 PCM should be achievable which would represent a Gross Yield of up to 9%. Located in the Luton village of Caddington, within easy reach of the M1 Motorway local amenities.

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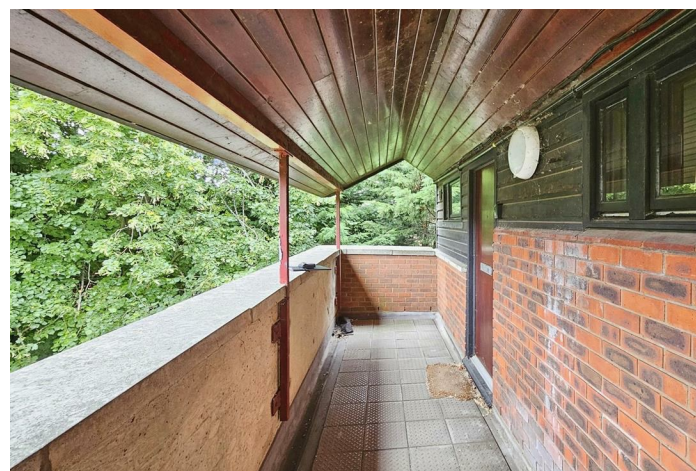
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ACCOMMODATION

COMMUNAL ENTRANCE AREA

With stairs to all floors, the property can be found on the top floor



ENTRANCE HALL

Front door, two separate storage cupboards, radiator, door to

KITCHEN

10'3 x 7'3

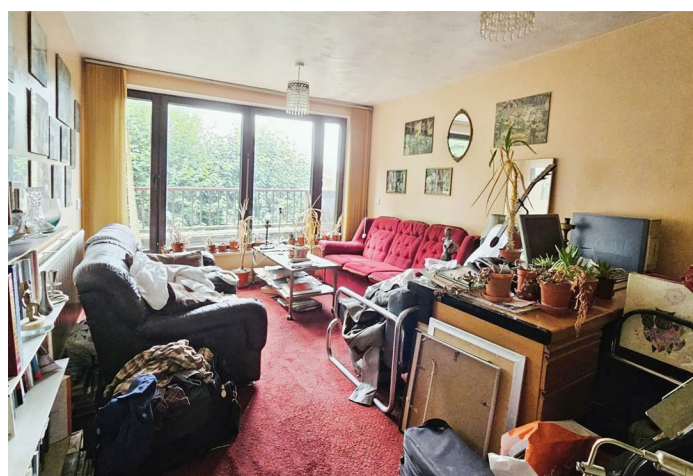
Fitted kitchen with a range of wall and base units, rolltop worksurfaces, stainless steel sink unit, tiled splashbacks, space for appliances, wall mounted Vaillant gas boiler, double glazed window to front.



LIVING ROOM

14'9 x 10'5

Double glazed windows and doors to balcony, radiator.



BEDROOM

12'10 plus recess x 8'9

Double bedroom with double glazed window to rear, radiator.



BATHROOM

6'6 x 5'6

With a three piece white suite, with low level WC, sink unit, bath with mixer tap and electric shower over. Tiled to bath area, extractor fan, radiator.



OUTSIDE

COMMUNAL GARDENS

Laid to lawn



PARKING

On street communal parking

SERVICES

The property appears to be connected to mains water/drainage, domestic gas and electricity. Bidders should make their own enquiries for verification,

COUNCIL TAX

Luton Council - Band A

LEASE INFORMATION

We are advised the property will be sold with a new lease of 125 years and a peppercorn ground rent, please see the legal pack for clarification

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 ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,200 (£1000 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £1,200 (£1000 plus VAT).

HOW TO GET THERE

From the M1, take junction 10 and follow the A1081, at the second roundabout follow London Road and turn right on to Cuttenhoe Road and Gardener Court can be found on your right.

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For further information on viewing call 01908 030127