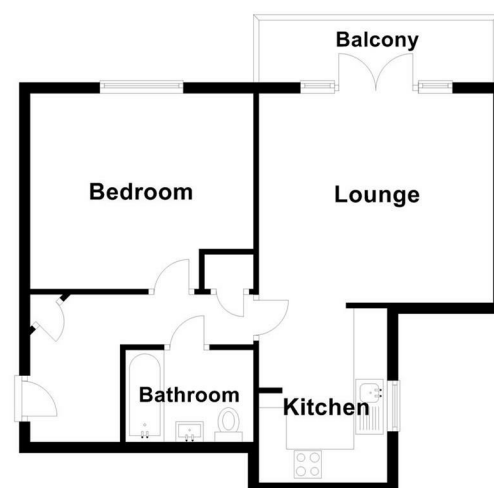




Apartment 8, The Academy Holly Street, Luton, LU1 3DD



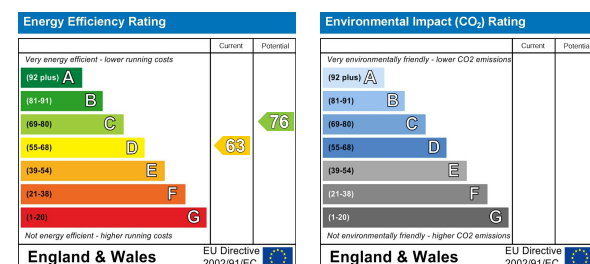
Not to scale. For illustrative purposes only

AUCTION GUIDE £120,000

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

This town centre located one bedroom ground floor flat with its own parking space would be an ideal property to add to your buy to let portfolio, with a potential annual rental income of £12,000 providing an attractive gross yield. In need of general decoration and improvement, but comes with the benefit of a lease term of 125 years with 105 remaining and a keen auction guide price. Features a modern open plan layout and its own covered balcony from the living area. Located within easy reach of the Town Centre and transport links to include Luton Central train station. Call Auction House Beds and Bucks now to find our more information and book a viewing by appt. EPC GRADE D

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ACCOMODATION

COMMUNAL ENTRANCE

With intercom entry system, the property is situated on the ground floor of the building



ENTRANCE HALL

Front door, built in storage cupboard, airing cupboard with hot water tank, storage heater, door to

LOUNGE AREA

17'7 to max x 14

With windows and french doors to a covered balcony area, storage heater, open plan to



KITCHEN AREA

10'5 to max x 7'8

Window to side, a range of fitted wall and base units, rolltop worksurfaces, sink unit, built in oven/hob and filter hood, laminate floor.



BEDROOM

13'4 x 11'8

Window to front, storage heater.



BATHROOM

7'8 x 5'6

With full size bath, sink unit, WC, heated towel rail and part tiled walls



OUTSIDE

COMMUNAL GARDENS

With raised patio area and steps down to a lawned area



PARKING

One allocated off street car parking space as shown on the lease plan

LEASE & SERVICE CHARGES

With a 125 year lease term (105 years remaining)
Ground Rent £390.52 per annum and service charge
£2750.73 per annum.

SERVICES

We are informed the property is connected to mains electricity and water

COUNCIL TAX

Luton council, Band B

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.

BUYERS ADMIN FEE

The purchaser will be required to pay an administration charge of £960 (£800) plus vat)

BUYERS PREMUIUM

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

HOW TO GET THERE

From junction 10 M1, follow New Airport Way and turn

left on to Kimpton Road, follow to Windmill Road and on to the A505 and turn left at the Castor Street roundabout onto Castle Street and left on to Holly Street where you will find The Academy.



DOISA/0209SA9965

For further information on viewing call 01908 030127