



Flat	Rent Gross	Annual
Flat A	£700	£8,400
Flat B	£850	£10,200
Flat C	£900	£10,800
Flat D	£1,100	£13,200
Flat E	£725	£8,700
Flat F	£875	£10,500
Flat G	950	£11,400
Flat H	1100	£13,200
Total		£86,400

SERVICES
No appliances or services have been tested

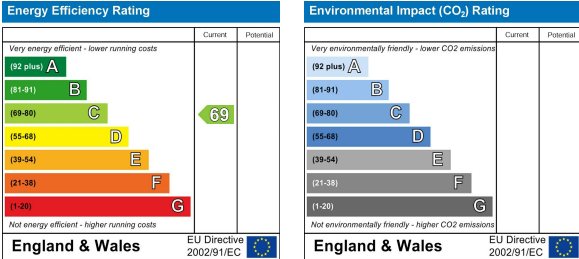
COUNCIL TAX
All flats come under council tax band A, luton council



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.



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Anfield Court, 21-23 Liverpool Road, Luton, Bedfordshire, LU1 1RS



AUCTION GUIDE PRICE £875,000 TO £1,000,000

**** FOR SALE BY AUCTION ON WEDNESDAY 30th APRIL 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION ****
****GUIDE PRICE £875,000 TO £1,000,000 ** VIEWINGS BY APPT SATURDAY 12TH APRIL 12:30PM TO 1:30PM****
A rare investment opportunity to acquire a FREEHOLD apartment block, let and generating in excess of £86,000 in annual rent. Divided into eight apartments, five one-bedroom units and three two-bedroom units (two of which are maisonettes). Located in the heart of Luton, close to the Town Centre and train Station, and a short drive from the M1, in a very popular area for rentals. The building requires improvements to the communal areas, and some apartments would benefit from some decoration. All apartments benefit from modern fitted kitchens and double-glazed windows. Being sold as an up-and-running, on-going investment. This property can deliver passive income and may benefit from future capital appreciation. Please call us now to discuss this in more detail.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

Anfield Court, 21-23 Liverpool Road, Luton, Bedfordshire, LU1 1RS

ANFIELD COURT

Comprises two apartment buildings on one freehold title with five one bedroom flats and three two bedroom flats/maisonettes. To the front the main building features two flats on each of the three floors and the building to the rear consists of a pair of two bedroom maisonettes. The ground floor features two one bedroom flats, the first floor features a one bedroom and a two bedroom flat and the top floor features two one bedroom flats.

PLEASE NOTE THE SELLER HAS PROVIDED A SCHEDULE OF CURRENT RENTAL INCOME AS STATED. THIS IS INTENDED AS A GUIDE, PLEASE REFER TO THE LEGAL PACK AND ANY TENANCY AGREEMENTS FOR VERIFICATION.

IT MJST BE NOTED THAT APARTMENT F IS IN BETWEEN TENANCIES AND SELLER INFORMS US THAT A NEW TENANT IS DUE TO BE MOVING IN PRIOR TO THE COMPLETION DATE AT THE RENTAL PRICE QUOTED IN THE SCHEDULE.

COMMUNAL ENTRANCE

Front door with intercom, electrics cupboard, stairs to all floors, door to rear courtyard, door to

FLAT A (ONE BEDROOM FLAT)



ENTRANCE HALL

Door to

LOUNGE/KITCHEN

11'7 x 9'6

Open plan living area and fitted kitchen



BEDROOM

10'4 x 9'1

With integrated cupboard



SHOWER ROOM

6'8 x 5'3

With shower cubicle, sink, WC and airing cupboard.

FLAT B (CURRENTLY UNDER RENOVATION) ONE BED FLAT

ENTRANCE HALL

Integrated cupboard, doors to

LOUNGE

12'2 x 11'8

KITCHEN

8'4 x 5'9

BEDROOM ONE

11'8 x 11'7

SHOWER ROOM

8'0 x 5'0

FIRST FLOOR

FLAT C (ONE BEDROOM FLAT)

ENTRANCE HALL

Door to

LOUNGE/KITCHEN

12'2 x 10'4

Living area with fitted kitchen area

BEDROOM

10'4 x 9'8

SHOWER ROOM

7'6 x 4'9

With shower cubicle, sink, WC and airing cupboard

FLAT D (TWO BEDROOM FLAT)



ENTRANCE HALL

With airing cupboard and door to

LOUNGE/KITCHEN

17'8 x 11'8

Open plan living area and fitted kitchen



BEDROOM ONE

12'4 x 8'8

Integrated double wardrobe

BEDROOM TWO

12'0 x 5'10

Integrated single wardrobe

SHOWER ROOM

7'8 x 4'3

With shower cubicle, sink and WC

SECOND FLOOR

FLAT E (ONE BEDROOM FLAT)

ENTRANCE HALL

Door to

LOUNGE/KITCHEN

12'2 x 10'5

Open plan living area with fitted kitchen

BEDROOM

10'8 x 9'5

With integrated cupboard

SHOWER ROOM

7'4 x 4'9

With shower cubicle, sink and WC

FLAT F (ONE BEDROOM FLAT)



ENTRANCE HALL

Airing cupboard, door to

LOUNGE

12'4 x 8'8

KITCHEN

9'5 x 5'8

With fitted kitchen

BEDROOM

12'4 x 8'4

With integrated cupboard

SHOWER ROOM

6'3 x 6'5

With shower cubicle, sink and WC

MAISONETTE G

ENTRANCE HALL

Door to

LOUNGE

17'4 x 11

With door to



KITCHEN

Separate fitted kitchen

BEDROOM ONE

15 x 9'10

BEDROOM TWO

With door to walk in storage cupboard

SHOWER ROOM

With sink, WC and shower cubicle

MAISONETTE H

ENTRANCE HALL

With stairs to first floor,

LANDING

Airing cupboard and further storage cupboard, door to

LOUNGE

13'1 x 9'2

Leads to

KITCHEN

9'2 x 5'6

Separate fitted kitchen

SHOWER ROOM

7'8 x 5'6

With shower, sink and WC

COMMUNAL COURTYARD

There is an external patio/courtyard laid to brick paving with access through the main building and via the shared side walkway.

EPC RATINGS

FLAT A RATING C, FLAT B RATING C, FLAT C RATING D, FLAT D RATING E, FLAT E RATING E, FLAT F RATING E, FLAT G RATING D, FLAT H RATING D.

For further information on viewing call 01908 030127