



FLAT 4, 65 Ashburnham Road, Luton, Bedfordshire,  
LU1 1JN



Not to scale. For illustrative purposes only

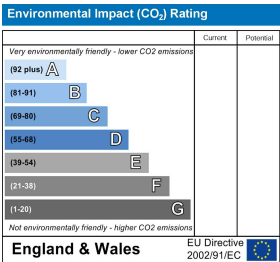
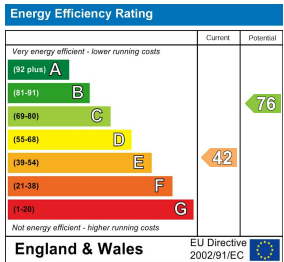
For Auction, Guide £43,000+

**\*\* FOR SALE BY LIVE NATIONAL AUCTION TUESDAY 20TH OF MAY 1PM \*\***  
**GUIDE PRICE £43,000+ \*\* VIEWINGS BY APPT \*\***  
**BID ONLINE, BIDS OPEN FOR 24 HOURS\*\***

Auction House Beds and Bucks are pleased to present this excellent value first floor studio flat for renovation. Accommodation comprises a communal entrance, a 13 x 12 studio room (bedroom/living room) separate kitchen and a shower room. The property features double glazed windows, electric heaters, and a 99 year lease with 79 years unexpired. With improvements made this property should generate around £750 PCM in rent, which would be a GROSS YIELD OF UP TO 20%!! Located in a quiet residential area, within walking distance of Luton Town Centre and Train Station, making it an ideal candidate for a rental investment.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.





# FLAT 4, 65 Ashburnham Road, Luton, Bedfordshire, LU1 1JN

## COMMUNAL ENTRANCE

With front door and stairs to all floors, the property is situated on the first floor, door to



## ENTRANCE

Open plan to



## STUDIO ROOM

13 x 12

Open plan living room/bedroom area, integrated cupboard, double glazed window to rear, electric heater, door to



## KITCHEN

9'4 x 5'10

Double glazed window to rear, fitted base units, roll top worksurface, space for appliances, door to



## SHOWER ROOM

Double glazed window to side, WC, sink unit, shower tray with electric shower over.

## OUTSIDE

## PARKING

Free on street parking



## LEASE DETAILS

With a 99 year lease term from 2005 with 79 years unexpired. For any ground rent and service charge information, please refer to the legal pack

## SERVICES

No appliances or services have been tested

## 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 charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

## BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £1800 (£1500 PLUS VAT)

## HOW TO GET THERE

From Luton Town Centre, join the A505 and turn left into Cardiff Road and follow onto Ashburnham Road where the property will be on your right hand side.

**DOISA/1605SA0045**

For further information on viewing call 01908 030127