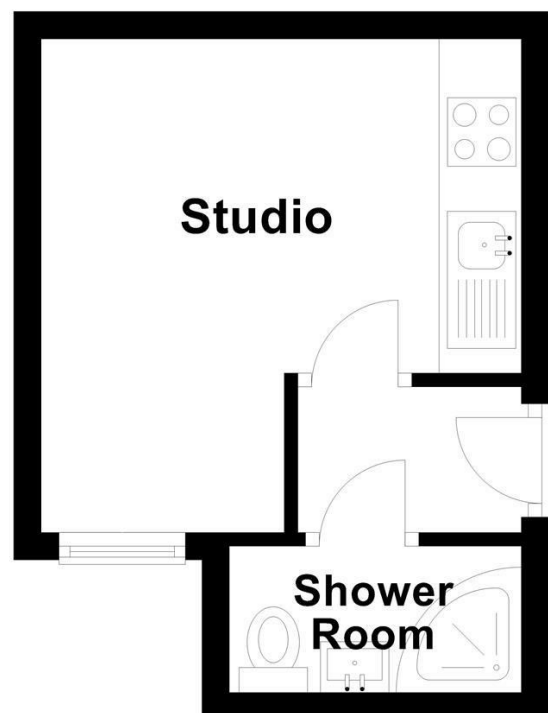




Flat 7, 23-23 Biscot Road, Luton Bedfordshire, LU3 1AH



Not to scale. For illustrative purposes only



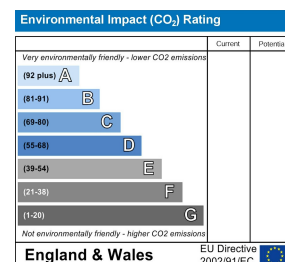
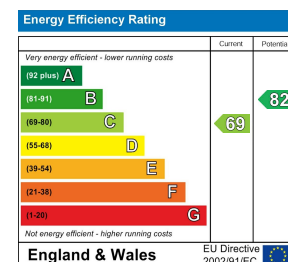
For Auction, GUIDE £38,000+

**** FOR SALE BY AUCTION ON WEDNESDAY, 2ND JULY 2025 COMMENCING AT 1PM**

**** SALE VIA A LIVE-STREAMED AUCTION ** GUIDE PRICE £38,000+ VIEWINGS BY APPT ** PLEASE CALL **** This 1ST FLOOR studio flat is located in the heart of Luton, close to public transport and amenities, offered chain free. Features open plan living and kitchen area, shower room, communal rear patio/lawn and a resident car park to the rear. With an estimated rental value of £750 to 800 PCM, making it an exceptional buy to let prospect. But would also suit a buyer looking for a great value home to live in. Offered in presentable condition with modern fitted kitchen units, a modern shower room and laminate flooring to the living area. Communal car park with parking for one car. LEASE TERM 99 YEARS WITH AROUND 80 YEARS REMAINING. Call us now for more information.

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

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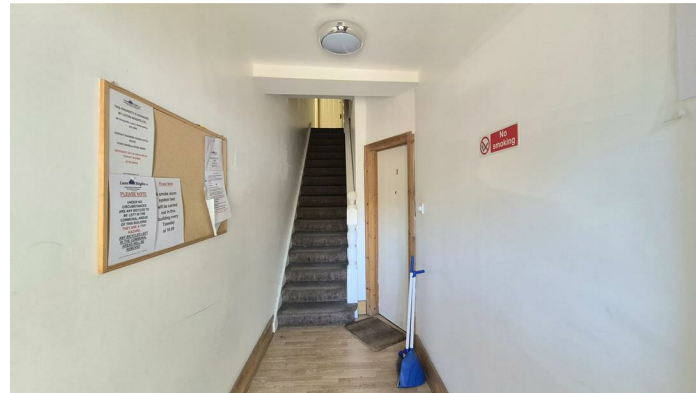
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Flat 7, 23-25 Biscot Road, Luton, Bedfordshire, LU3 1AH

ACCOMODATION

COMMUNAL ENTRANCE

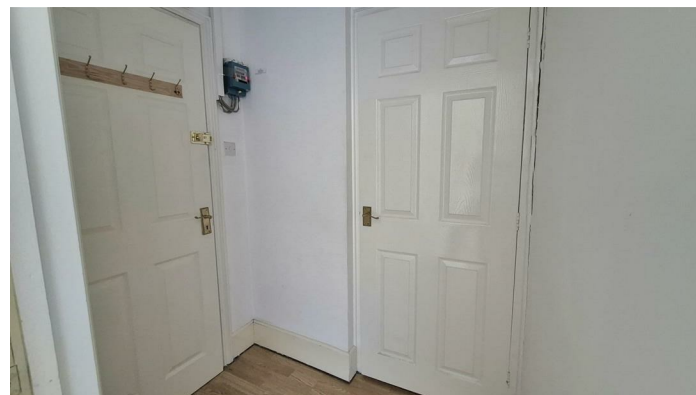
With front door into hallway, with stairs up to 1st floor where the property is located



ENTRANCE HALL

3'6 x 3'3

With door to studio and door to shower room



OPEN PLAN STUDIO

11'10 x 11'6

With a combined kitchen, bedroom and living area. Window to rear, laminate flooring.



KITCHEN AREA

With a good range of fitted kitchen units with worktop, sink unit, integrated oven/hob and with space for further appliances.



SHOWER ROOM

7'0 x 3'6

Tiled walls, shower cubicle, WC and sink unit

OUTSIDE



PARKING

There is a large car park to the rear, intended for use by the residents



LEASE DETAILS

With a 99 year lease term with around 80 years remaining. WE ARE ADVISED THE PROPERTY BENEFITS FROM PEPPERCORN GROUND RENT, PLEASE SEE LEGAL PACK FOR CLARIFICATION

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 buyers premium charge of £2500 plus vat (£3000)

HOW TO GET THERE

From the A505 Leagrave Road, turn right into Woodland Avenue and 1st right into Biscot Road where no 21-23 will be on your left hand side with a turning into the private car park just after no 25 Biscot Road

DOISA/1305SA0065

For further information on viewing call 01908 030127