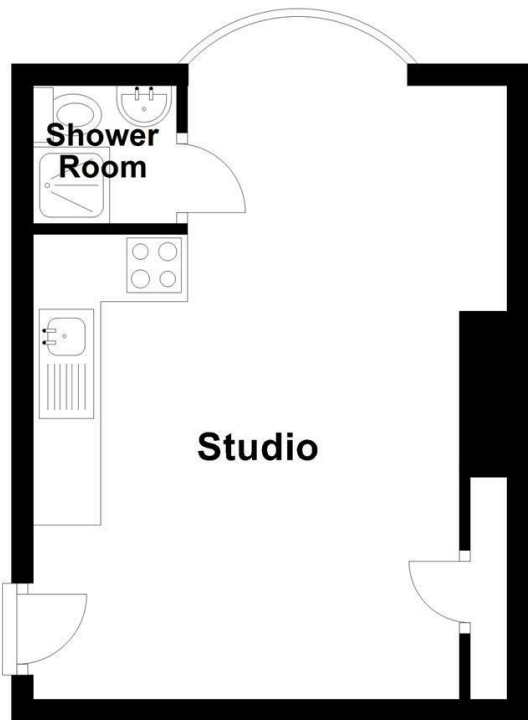




Flat 5, 59 Castle Street, Luton, Bedfordshire, LU1 3AG



Not to scale. For illustrative purposes only



For Auction, GUIDE £40,000+

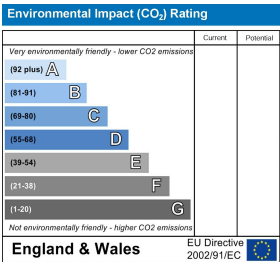
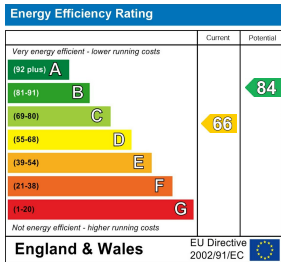
**** FOR SALE BY AUCTION ON WEDNESDAY 2nd JULY 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION ****

****GUIDE PRICE £40,000+ ** VIEWINGS BY APPT**

This first floor studio flat is presented in modern decorative order and benefits from a 125 year lease term with 107 years remaining. Located close to the Town Centre and public transport, this would be an ideal property to add to a rental portfolio. With strong rental demand, this should generate a very attractive yield and make a good medium to long term investment. Features communal entrance, open plan living/bedroom/kitchen area 18'5 x 14'3 and a separate shower room. Situated within a short drive to the M1 Motorway and Luton Airport. 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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Flat 5, 59 Castle Street, Luton, Bedfordshire, LU1 3AG

ACCOMODATION

COMMUNAL ENTRANCE

With stairs to 1st floor, door to



STUDIO AREA

14'3 x 18'5

With large bay window to rear, laminate flooring. Cupboard housing water heater, intercom entry phone receiver.



KITCHEN AREA

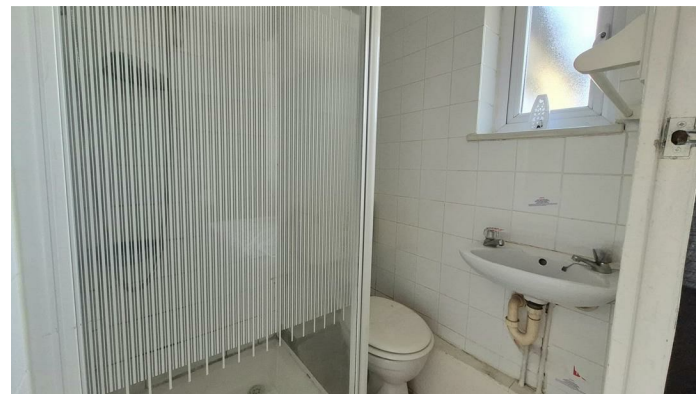
With a range of fitted wall and base units, integrated oven/hob/filter hood and sink unit.



SHOWER ROOM

4'4 x 4'2

Tiled walls, shower cubicle, WC and sink unit.



OUTSIDE

PARKING

On road parking in the local side streets subject to local parking rules.

LEASE DETAILS

With a 125 year lease term with around 107 years remaining. Ground rent and service charge information awaited, 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 £2000 plus vat (£2400)

HOW TO GET THERE

From the M1, junction 11, follow the A505 to the Castle Street roundabout and take the third exit on to Castle Street. The property will be on your left.

DOISA

2705SA

For further information on viewing call 01908 030127