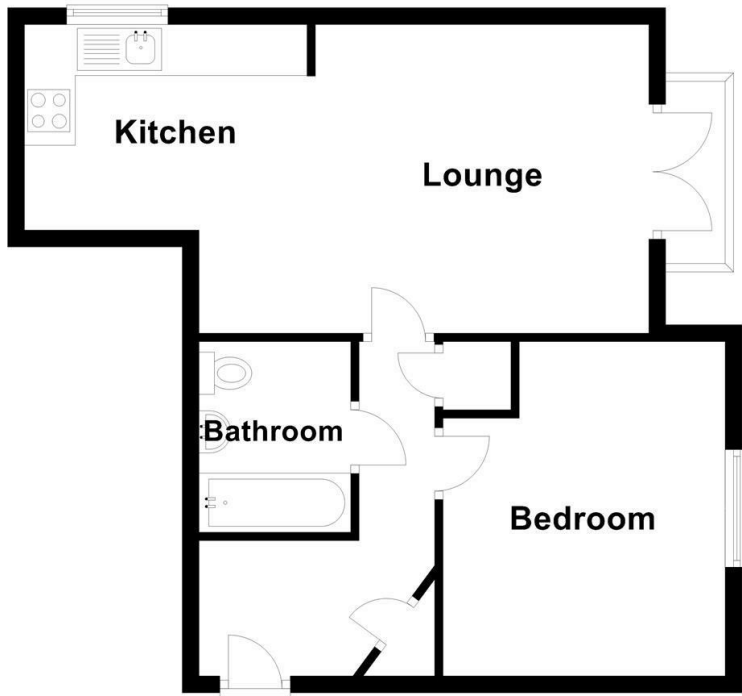




Apartment 24, The Academy Holly Street, Luton,  
Bedfordshire, LU1 3DD



Not to scale. For illustrative purposes only

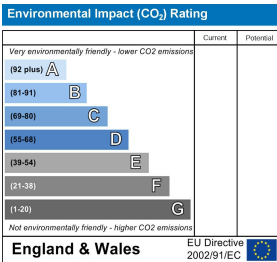
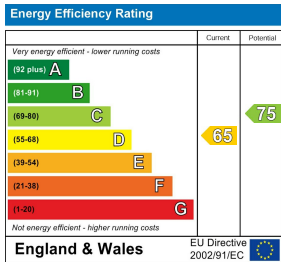


For Auction, GUIDE £110,000+

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £110,000 \*\* VIEWINGS BY APPT SATURDAY 08/11/25 3.15 PM TO 4PM \*\* This spacious and modern one-bedroom apartment is offered to auction with vacant possession and benefits from a long lease term with approximately 105 years remaining. The well-designed accommodation provides around 473 sq ft of living space, including an entrance hall, a generously sized open-plan lounge and kitchen area, a double bedroom, and a separate bathroom. Additional features include double glazing, a private balcony, and undercover parking within the residents' car park. Conveniently located close to Luton town centre, public transport links, the M1 motorway, and Luton Airport, the property presents an excellent investment opportunity. With an estimated rental value of up to £1,000 per calendar month, it offers the potential for a gross rental yield in excess of 10%, making it an attractive proposition for buy-to-let investors. INTERNAL PHOTOS/FLOORPLAN TO FOLLOW SHORTLY

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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# Apartment 24, The Academy Holly Street, Luton, Bedfordshire, LU1 3DD

## ACCOMODATION

### COMMUNAL ENTRANCE

With intercom entry system, stairs and lifts and access to undercover car park

### ENTRANCE HALL

Built in storage cupboard, door to



### OPEN PLAN LOUNGE/KITCHEN



### LOUNGE AREA

13 x 12

Double glazed french doors to balcony, open plan to



### KITCHEN AREA

11 x 8

With a range of modern fitted units



### BEDROOM

13 x 11



### BATHROOM

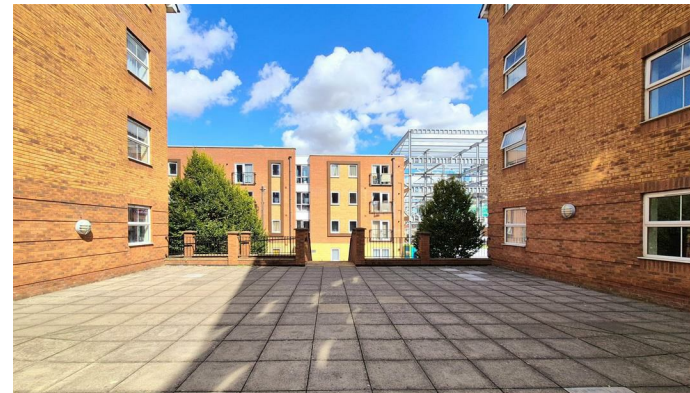
7'5 x 6

Modern white suite with bath, sink, WC and heated towel rail



### COMMUNAL AREAS

Patio area



### PARKING

It is understood the property has the benefit of one undercover parking space, please check legal pack for confirmation

### LEASE DETAILS

With the benefit of a 125 year lease term with 105 years unexpired. Ground Rent £390.52 per annum and service charge £2750.73 per annum. Please refer to the legal pack for any ground rent and service charge confirmation.

### SERVICES

No services or appliances have been tested

### COUNCIL TAX

BAND B, 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 £1,080 (£900 PLUS VAT)

### BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £1500 (£1250 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/0409SA0180**

For further information on viewing call 01908 030127