



59A Viceroy Court High Street South, Dunstable, Bedfordshire, LU6 3HP



Not to scale. For illustrative purposes only

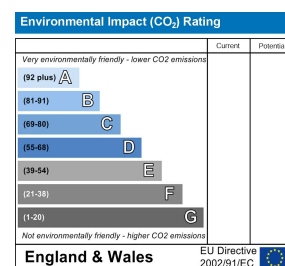
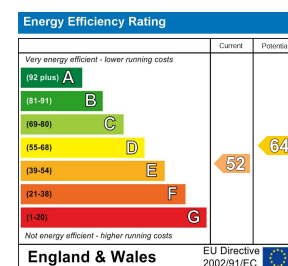


For Auction, Guide Price £30,000+

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £30,000+ ** VIEWINGS BY APPT SATURDAY 18/10/25 2.30 PM & SATURDAY 01/11/25 3.00 PM ** Situated just off Dunstable's High Street, this ground floor studio flat presents a fantastic investment opportunity, offering a potential gross rental yield of up to 30% with an estimated rental income of approximately £800 PCM. Providing over 300 sqft of well-planned living space, the property includes a fitted kitchen, separate studio/bedroom area, and a separate bathroom. Outside, residents benefit from attractive communal gardens and a permitted residents' car park. PLEASE NOTE THE PROPERTY HAS A 99 YEAR LEASE WITH AN UNEXPIRED TERM OF 37 YEARS REMAINING. Offered with vacant possession. Contact us today to arrange a viewing or 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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ACCOMODATION

ENTRANCE

Front door to

KITCHEN

11'2 x 7'7

Window to front, fitted kitchen with a range of units, sink unit and space for appliances. Part tiled walls, pantry cupboard, leading to



HALLWAY

Door to studio room, door to bathroom

LIVING ROOM/BEDROOM STUDIO

13'6 x 10'7

Window to side, integrated cupboard



BATHROOM

7'9 x 5'6

Window to side, bath, sink, wc and part tiled walls



OUTSIDE

PARKING

RESIDENT PARKING BAYS ON A PERMIT BASIS



COMMUNAL GARDENS

Laid to lawn, with mature trees and shrubs.



LEASE DETAILS

With a current term of 37 years remaining, for ground rent or any service charge information please refer to the legal pack

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band A, central bedfordshire

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 £2400 (£2000 plus vat)

HOW TO GET THERE

From M1 Junction 11, take the A505 towards Dunstable. Stay on the A505 as it becomes Luton Road and then High Street South. Continue straight into the town centre — Viceroy Court will be on your left.

DOISA/

For further information on viewing call 01908 030127