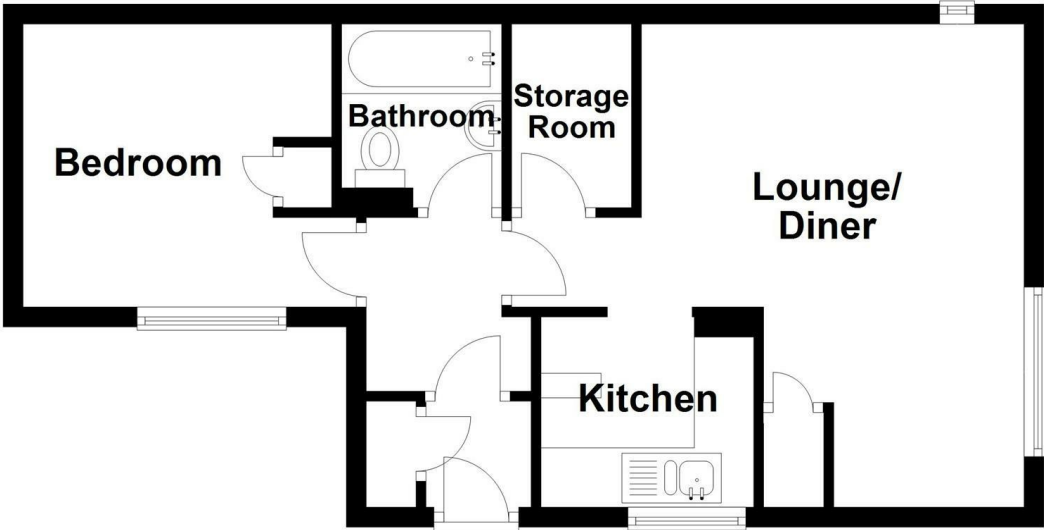




11 Truncalls Sutherland Place, Luton, Bedfordshire,
LU1 3SZ



Not to scale. For illustrative purposes only

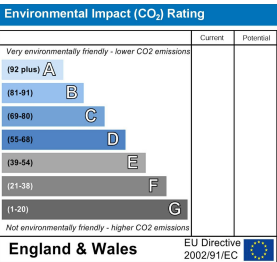
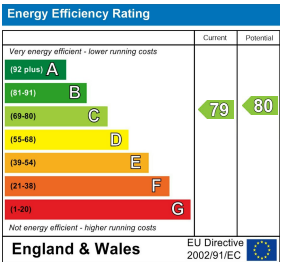


For Auction, Guide £100,000 to £120,000

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £100,000 to £120,000 ** VIEWINGS BY APPT SATURDAY 01/11/25 10:00 AM ** This spacious second-floor flat presents an excellent investment opportunity, offered with a brand-new 125-year lease (with peppercorn ground rent) and situated in a quiet yet convenient location ideal for the rental market. While the property requires general updating and redecoration, it benefits from a modern gas boiler (untested) and a strong EPC rating of C. The well-proportioned accommodation comprises an entrance porch, entrance hall, lounge/dining room, separate kitchen, double bedroom, bathroom, and a versatile study/utility room. Outside, the flat enjoys access to well-maintained communal gardens and a residents' car park. The property is well located for public transport links and just a short drive from the M1 motorway and Luton Airport.

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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11 Truncalls Sutherland Place, Luton, Bedfordshire, LU1 3SZ

ACCOMODATION

ENTRANCE PORCH

Door to

ENTRANCE HALL

Radiator, door to

LOUNGE/DINING ROOM

16'9 x 12'10

Two double glazed windows, radiator, cupboard housing Vaillant gas boiler, door to



BATHROOM

5'7 x 5'5

With bath, sink, WC and part tiled walls



UTILITY ROOM/STUDY

6'3 x 4'3

KITCHEN

7'2 x 6'9

Double glazed window, range of fitted units, space for appliances



BEDROOM

10'2 x 9'4

Double glazed window, integrated cupboard

OUTSIDE



COMMUNAL GARDENS

LAID TO LAWN



PARKING

Resident parking facilities on site



LEASE DETAILS

The seller informs us that the property is to be sold with the provision of a new lease of 125 years, with peppercorn ground rent, for any applicable service charges please refer to the legal pack.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Luton, Band A

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 FEE

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 £1800 (£1500 plus vat)

HOW TO GET THERE

From the M1 southbound, take Junction 10 for Luton (A1081). At the roundabout, take the second exit onto Airport Way (A1081) heading towards Luton. Continue straight and follow signs for Town Centre. Stay on Airport Way, which becomes London Road (A6) as you enter Luton. Keep following the A6 north through several sets of traffic lights. After passing the University of Bedfordshire on your left, turn left onto Cumberland Street, then right onto New Street, and finally left onto Sunderland Place.

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For further information on viewing call 01908 030127