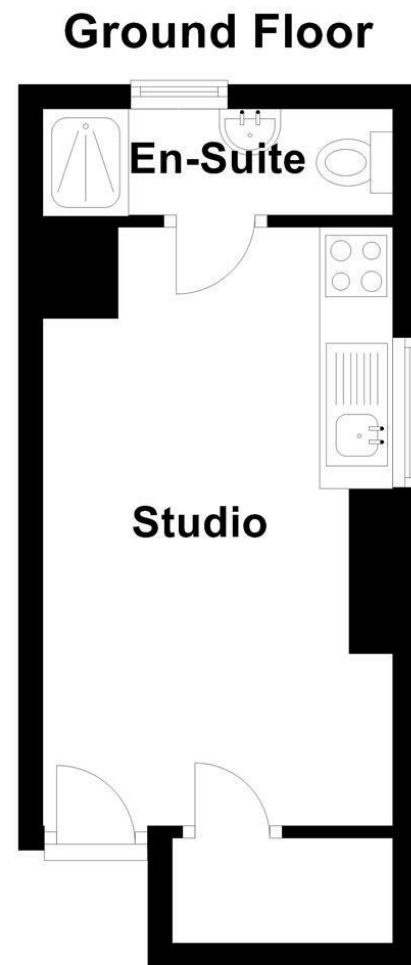




Flat 3, 65 Ashburnham Road, Luton, LU1 1JN



Not to scale. For illustrative purposes only

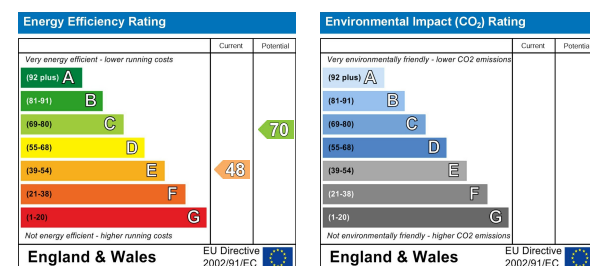


For Auction, Guide £46,000

**** FOR ONLINE AUCTION TUESDAY 24TH NOVEMBER ** BIDDING WILL BE OPEN FOR 24 HOURS FROM 1PM ON 23/11/25 ** GUIDE PRICE £46,000+ CALL FOR VIEWINGS **** Ground floor studio flat for refurbishment, located within easy reach of Luton Town Centre and local amenities. Once refurbished this property should be able to generate around £700 PCM in rent that could equate an attractive gross yield of up to 18 %. Features communal entrance, open plan studio room with kitchen area, large walk in cupboard, separate shower room and on street parking. Lease of 99 years from 2005, with a peppercorn ground rent.

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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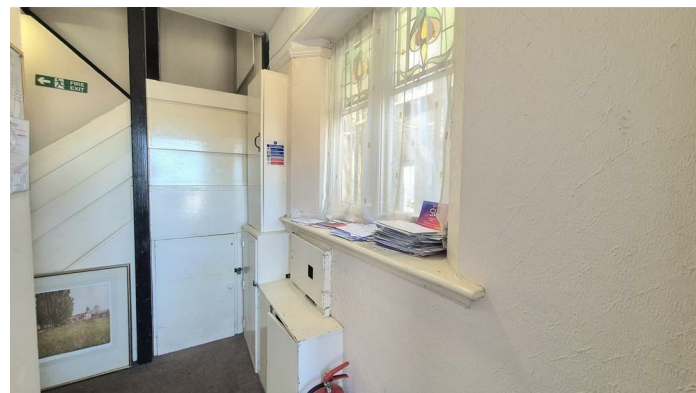
Flat 3, 65 Ashburnham Road, Luton, LU1 1JN

ACCOMODATION



COMMUNAL ENTRANCE

With front door to



STUDIO ROOM

16 x 9'5

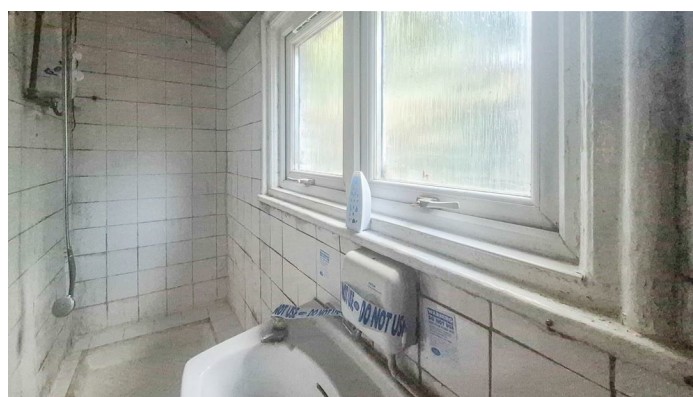
Window to side, integrated cupboard, fitted kitchen units, sink unit, door to



SHOWER ROOM

9'5 x 2'10

Window top rear, shower tray, sink, WC, part tiled



STORAGE CUPBOARD

6'1 X 2'10

OUTSIDE



PARKING

On street parking available on a 1st come 1st served basis

LEASE DETAILS

99 YEAR LEASE FROM 2005, WITH 79 YEARS UNEXPIRED. PEPPERCORN GROUND RENT, SERVICE CHARGE INFORMATION CURRENTLY AWAITED, PLEASE SEE LEGAL PACK

SERVICES

No appliances or services have been tested

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 premium charge of £1440 (£1200 plus vat)

HOW TO GET THERE

From Luton Town Centre, join the A505 and turn left into Cardiff Road and follow onto Ashburnham Road where the property will be on your right hand side.

DOISA/031125SA0223

For further information on viewing call 01908 030127