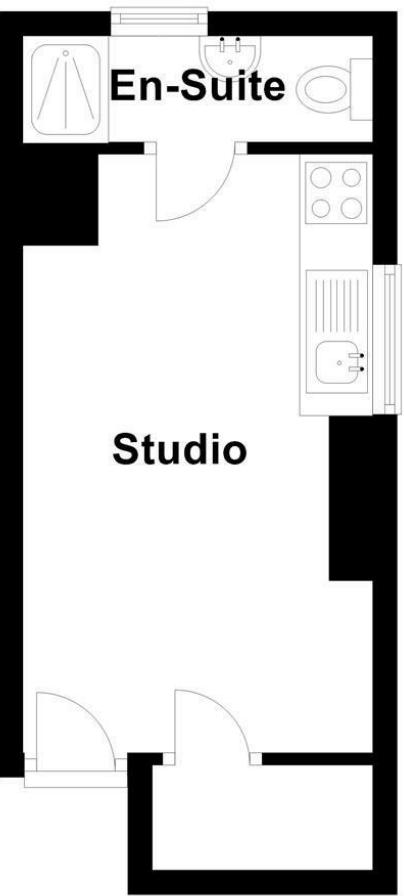


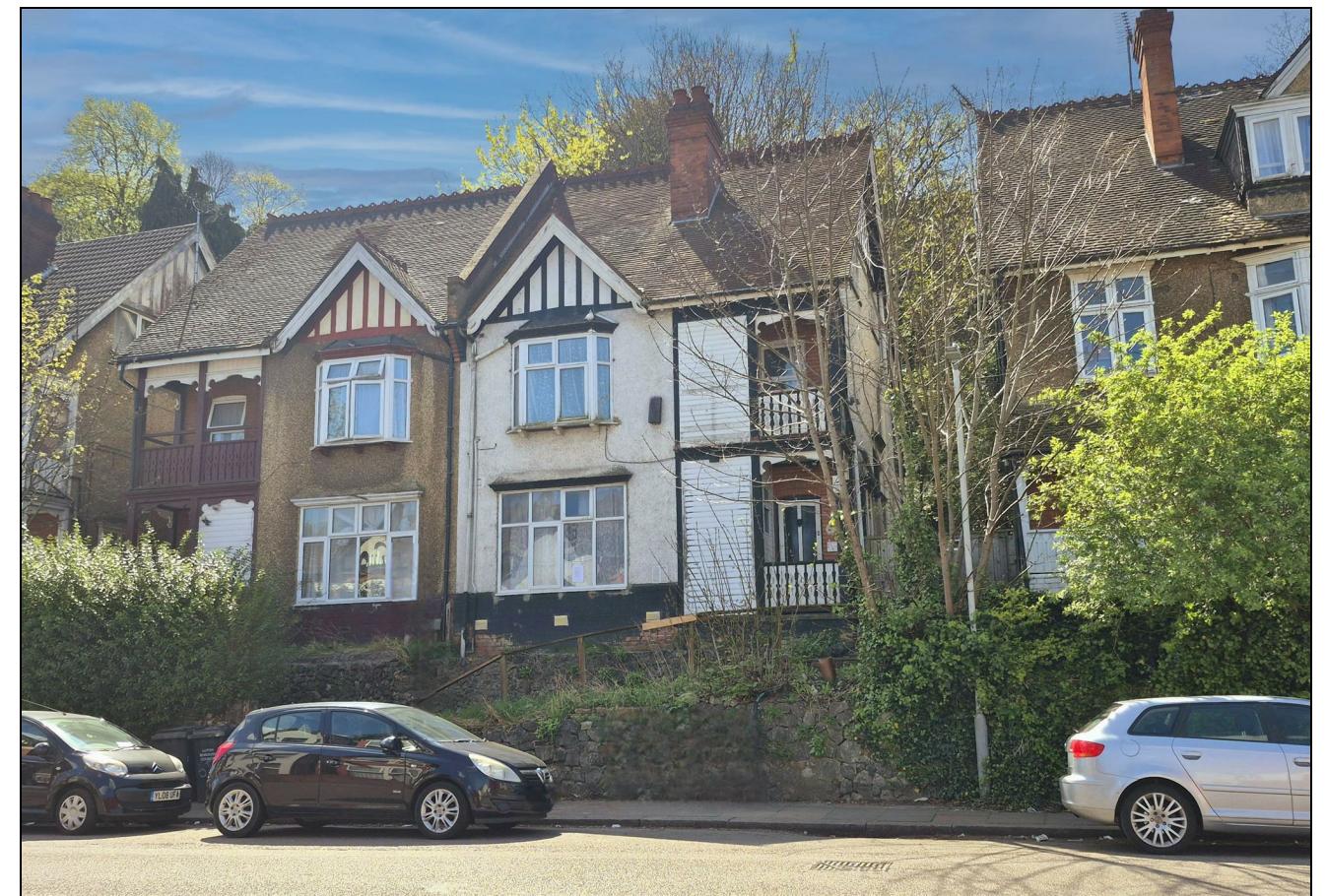
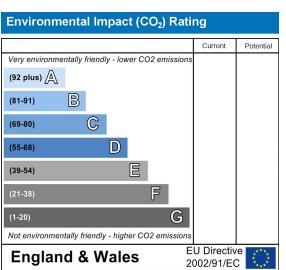
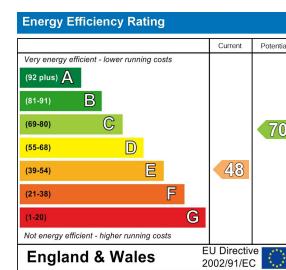
Flat 3, 65 Ashburnham Road, Luton, LU1 1JN

Ground Floor



Not to scale. For illustrative purposes only

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



For Auction, Guide £46,000

** SOLD SUCCESSFULLY AT AUCTION BY AUCTION HOUSE BEDS & BUCKS ** 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

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

ACCOMODATION



STORAGE CUPBOARD

6'1 x 2'10

OUTSIDE



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

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 be 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

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

For further information on viewing call 01908 030127