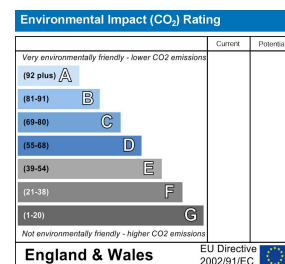
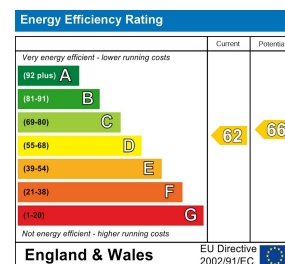




Not to scale. For illustrative purposes only

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Flat 10, 27 Biscot Road, Luton,  
Bedfordshire, LU3 1AH



**For Auction, Guide £50,000+**

**\*\* FOR SALE BY AUCTION ON WEDNESDAY 30th APRIL 2025 COMMENCING AT 1PM \*\* SALE VIA A LIVE-STREAMED AUCTION \*\***

**\*\* GUIDE PRICE £50,000 + \*\* VIEWINGS BY APPT \*\***

**\*\*UP TO 19 % POTENTIAL GROSS RENTAL YIELD! STUDIO FLAT WITH PARKING \*\***

This TOP FLOOR studio flat is located in the heart of Luton, close to public transport and amenities, offered chain free. Features open plan living and kitchen area, shower room and a communal rear patio/lawn. With some improvement this property should generate around £750 to 800 PCM in rent, making it an exceptional buy to let prospect. But would also suit a buyer looking for a great value first home to live in. In presentable condition with modern fitted kitchen units and a modern shower room and laminate flooring to the living area. LEASE TERM 99 YEARS WITH 77 REMAINING. Call us now for more information.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
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# Flat 10, 27 Biscot Road, Luton, Bedfordshire, LU3 1AH

## ACCOMODATION

### COMMUNAL ENTRANCE

With stairs to 1st floor and landing leading to front door



### ENTRANCE

Open plan to living/bedroom area



### LIVING/BEDROOM AREA

14'3 x 10

Laminate flooring, door to shower room, open to

### KITCHEN AREA

7'3 x 4'7

With double glazed window, fitted base units, stainless steel sink unit, space for cooker



### PARKING

There is a communal car park to the rear and the property comes with the entitlement to park one car.

### SHOWER ROOM

7'3 x 4'7

With shower cubicle, WC, sink unit, part tiled wall, vinyl flooring, double glazed window



### OUTSIDE



### LEASE

99 year lease from 01.11.03 with 77 Years remaining.

## SERVICES

No services or appliances 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 £1140 (£950 plus vat)

## BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £2400 (£2000 plus vat)

## HOW TO GET THERE

From the A505 Leagrave Road, turn right into Woodland Avenue and 1st right into Biscot Road where no 21-23 will be on your left hand side with a turning into the private car park just after no 25 Biscot Road

**DOISA/2403SA0011**

For further information on viewing call 01908 030127