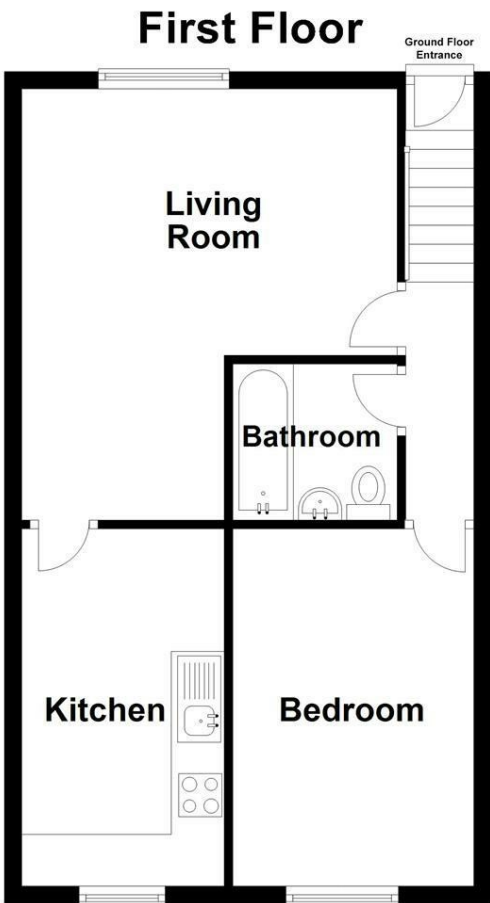




22 Malham Close, Luton, Bedfordshire, LU4 8PH



Not to scale. For illustrative purposes only

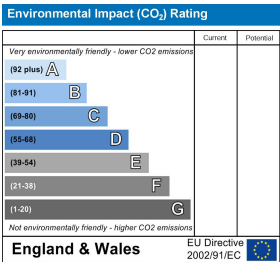
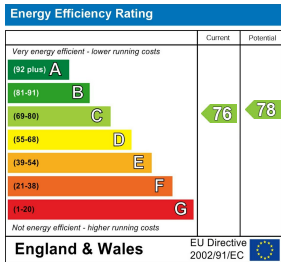


For Auction, Guide £90,000+

FOR SALE BY AUCTION ON WEDNESDAY 19th NOVEMBER 2025 COMMENCING AT 1PM - SALE VIA A LIVE STREAMED AUCTION GUIDE PRICE: £90,000+ ** VIEWINGS BY APPT TUESDAY 21/10/25 5.30 PM, SATURDAY 01/11/25 2:00 PM & SATURDAY 08/11/25 12:30 TO 1.15 PM ** This great value first floor maisonette offers around 500 sq ft of well-proportioned living space and is situated on the edge of the popular Leagrave area in a quiet cul-de-sac, less than one mile from Leagrave train station. Located in a high rental demand area, the property is expected to command a market rent of around £1,000 per calendar month, offering an attractive yield for investors. Also benefits from a new boiler (2025) and up to date EICR (2025). The accommodation includes an entrance hall, spacious lounge/dining room, separate fitted kitchen, double bedroom, bathroom, double glazing, gas central heating with radiators, and allocated parking. The lease has 61 years remaining, which is reflected in the keen guide price, making this an excellent opportunity for buy-to-let investors or those looking to add value.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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.



22 Malham Close, Luton, Bedfordshire, LU4 8PH

ACCOMODATION



ENTRANCE HALL

Double glazed front door, stairs to 1st floor and external store cupboard with gas and electric meters



LANDING

Access to loft, laminate flooring, door to

LOUNGE/DINING ROOM

16'5 x 12

Double glazed window to front, radiator, laminate flooring, door to



KITCHEN

13'7 x 5'9

Double glazed window to rear, with a range of fitted wall and base units, stainless steel sink unit, space for appliances, tiled splashbacks, laminate flooring, wall mounted Vaillant gas boiler, radiator.



BEDROOM

12'5 x 9'2

Double glazed window to rear, radiator, integrated storage area.



BATHROOM

6'3 x 5'8

With bath with shower/mixer tap, sink unit, WC, part tiled walls, extractor fan, heated towel rail.



OUTSIDE

PARKING

One allocated and numbered parking space accessed via communal gate



LEASE DETAILS

A 99 year lease with 61 years unexpired, ground rent of £150 PA, for any applicable service charges please refer to legal pack.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Luton Council 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 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 £1800 (£1500 plus vat)

HOW TO GET THERE

Take the M1 south and exit at Junction 11. At the roundabout, take the exit toward Luton / Dunstable Road (A505). Continue along Dunstable Road, then turn into Chaul End Lane (via the roundabout, 3rd exit). From Chaul End Lane, take the slipway under the bridge to the right and follow local roads to reach 22 Mephram Close, Luton LU4 8PH.



DOISA/131025SA0203

For further information on viewing call 01908 030127