

68 Ashburnham Road  
Luton, Beds  
LU1 1JS

BUSINESS  
PROPERTY  
SOLUTIONS



FOR SALE - FULLY LET RESIDENTIAL INVESTMENT

SUBJECT TO CONTRACT



## LOCATION

Excellent fully let residential investment property available in a busy part of Luton.

The property has convenient access to local shops, schools and amenities as well as the M1, London Luton Airport and a Thameslink mainline train station which provides fast links in to London.

## DESCRIPTION

A former end terrace house which has been converted in to 4 flats and is held under 1 Title – BD89958

1 x Studio Flat and 3 x 1 Bedroom Flats

One flat (Studio) has independent access from the street and the other 3 flats have a communal entrance from the street with shared hall and staircase.

There is space for off road parking (as shown) which is highly desirable in this area.

Subject to Planning being obtained, there may be an opportunity to create further accommodation within the development.

## TENANCY SCHEDULE

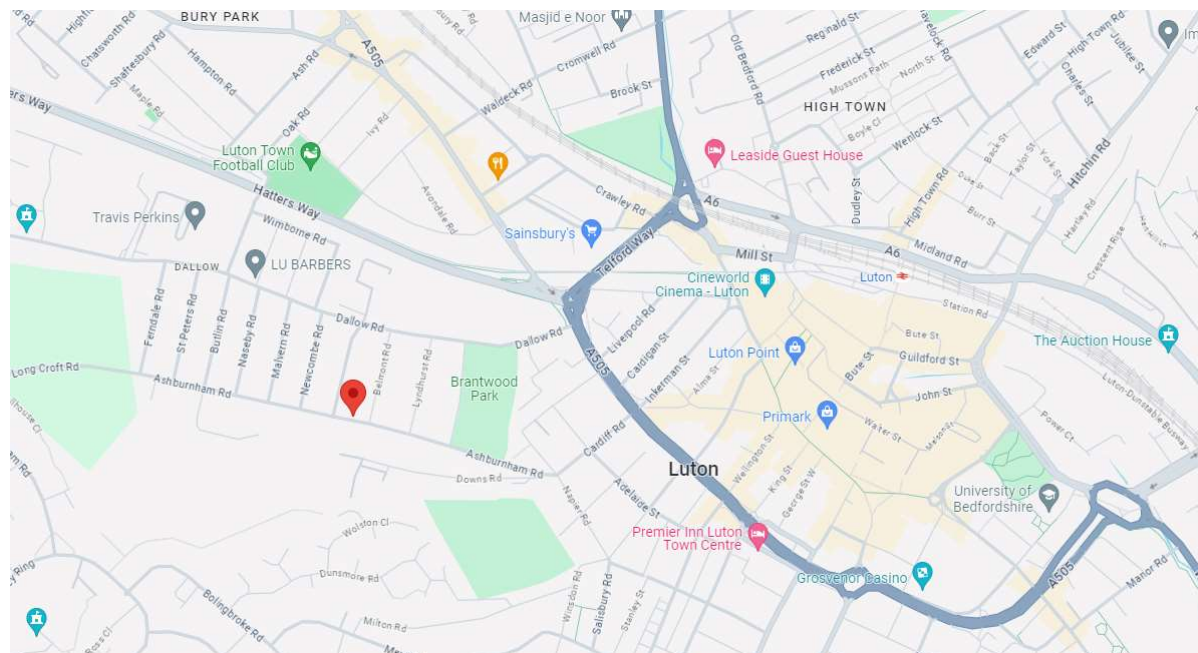
**Flat 1** – 68 Asburnham Road- £750 PCM – 07/03/24 - 06/09/24  
Approx 38 SqM

**Flat 2** - 68 Asburnham Road- £900 PCM – 23/08/23 – 22/08/24  
Approx 49 SqM

**Flat 3** - 68 Asburnham Road- £700 PCM – 27/08/23 – 26/08/24  
Approx 34 SqM

**Flat 4** - 68 Asburnham Road- £700 PCM – 01/09/2022 - rolling  
Approx 28 SqM

**Total annual income - £36,600**



Source: Google Maps



## GUIDE PRICE

Our client is seeking offers in excess of £499,995

## LEGAL COSTS

The successful bidder will be required to give an undertaking for solicitors' and agents' fees should the purchaser withdraw. Whilst the legal costs will be agreed between the solicitors, abortive agent's fees will be £2000.

## ANTI MONEY LAUNDERING (AML)

It is standard procedure to undertake personal / company and general AML checks. Appropriate ID will need to be provided when requested

## EPC RATINGS

Flat 1 – Energy rating C

Flat 2 – Energy rating C

Flat 3 – Energy rating E

Flat 4 – Energy rating E

## AVAILABILITY

Immediately

## VIEWINGS

Strictly via Sole Agents – Business Property Solutions  
Bav Shah MRICS  
Tel: 07960 960 860  
Email: [Mail@BusinessPropertySolutions.com](mailto:Mail@BusinessPropertySolutions.com)

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