



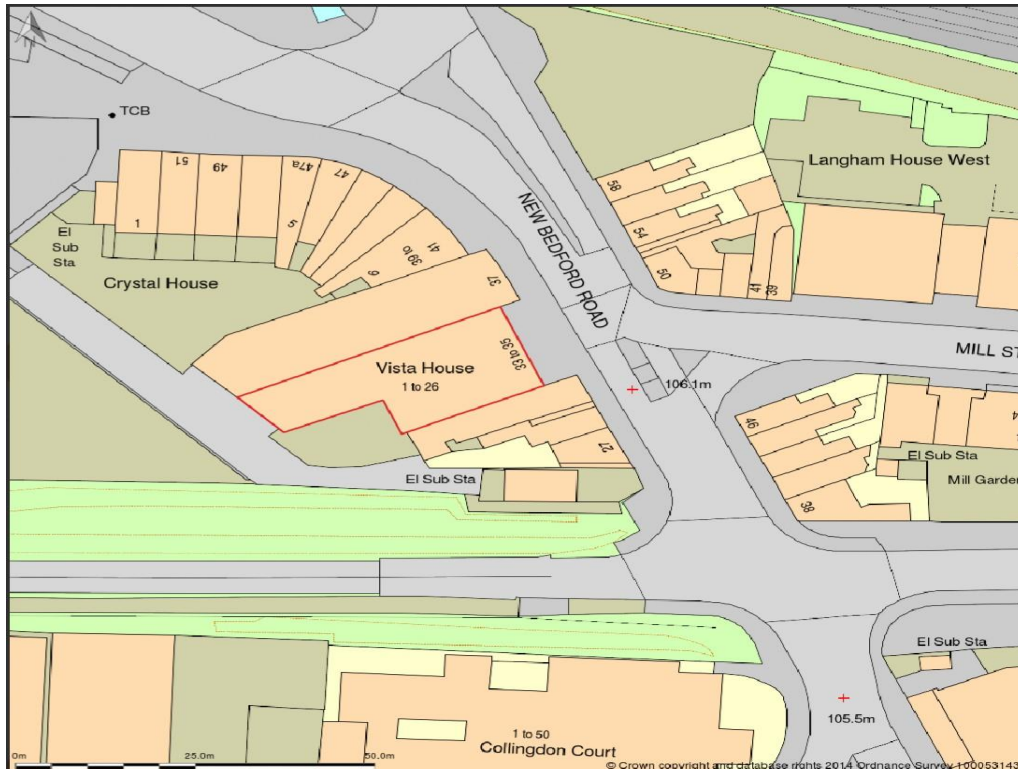
Connells

Vista House New Bedford Road  
Luton



# Vista House New Bedford Road Luton LU1 1SE

for sale guide price  
**£4,000,000**



## Property Description

Calling all season investors!!!! This block has masses of rental income with the current owner getting over £300,000 per year!!!!

This rare investment comprises of 26 apartments!!!! This is not one to be missed!!!!

This rare exceptional freehold investment opportunity consisting of 26 self-contained apartments and large commercial unit in the heart of Luton Town Centre.

23 apartments are one bedroom and 3 apartments are two bedroom. Each apartment is totally self-contained with its own entrance, bathroom, bedroom(s) and kitchen.

This purpose built block stretches across five floors and boasts a secluded private garden area for selected apartments and another potential roof-top garden (as it was in the past). Both the front and back entrance lobby areas lead to a wide staircase which runs through all five floors of the building.

There has been a significant investment of time and money in the last two years to refurbish and modernise the premises. Each apartment has a contemporary interior feel with high quality integrated appliances. All properties have oak effect fire-doors and chrome effect fittings.

The ground floor consists of a large modern retail unit currently trading as a supermarket. Fully refurbished, with significant expenditure, in autumn 2014. The unit is fully tiled with a suspended ceiling. The retail unit has a double automatic door together with brand new digital CCTV, fire and security systems. Internally there are several isles, includ

## Auctioneer's Comments

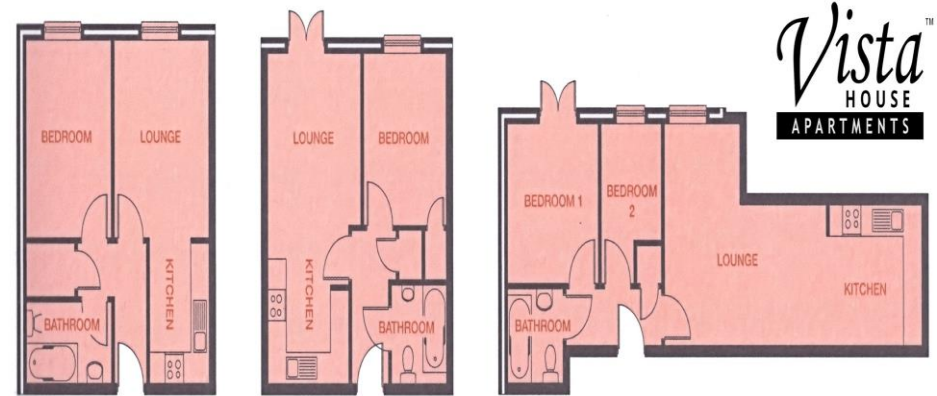
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the

Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



### Flats 2, 10 and 18

|                    | Metres      | Feet          |
|--------------------|-------------|---------------|
| Lounge/<br>Kitchen | 6.58 x 3.05 | 21'7" x 10'0" |
| Bedroom            | 3.78 x 3.00 | 12'5" x 9'10" |
| Bathroom           | 2.72 x 1.55 | 8'11" x 5'1"  |

### Flats 5, 13 and 21

|                    | Metres      | Feet          |
|--------------------|-------------|---------------|
| Lounge/<br>Kitchen | 6.40 x 3.00 | 21'0" x 9'10" |
| Bedroom            | 3.30 x 2.64 | 10'10" x 8'8" |
| Bathroom           | 1.88 x 1.75 | 6'2" x 5'9"   |

### Flats 3, 11 and 19

|                    | Metres      | Feet           |                   |
|--------------------|-------------|----------------|-------------------|
| Lounge/<br>Kitchen | 8.36 x 4.24 | 27'5" x 13'11" | (max. dimensions) |
| Bedroom 1          | 3.05 x 2.90 | 10'0" x 9'6"   |                   |
| Bedroom 2          | 3.12 x 2.21 | 10'3" x 7'3"   | (max. dimensions) |
| Bathroom           | 1.78 x 1.75 | 5'10" x 5'8"   |                   |

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

EPC Rating: Council Tax  
Exempt Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LUT317143](https://connells.co.uk/Property/LUT317143)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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