



SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B, 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 £1,140 (£950 plus VAT).

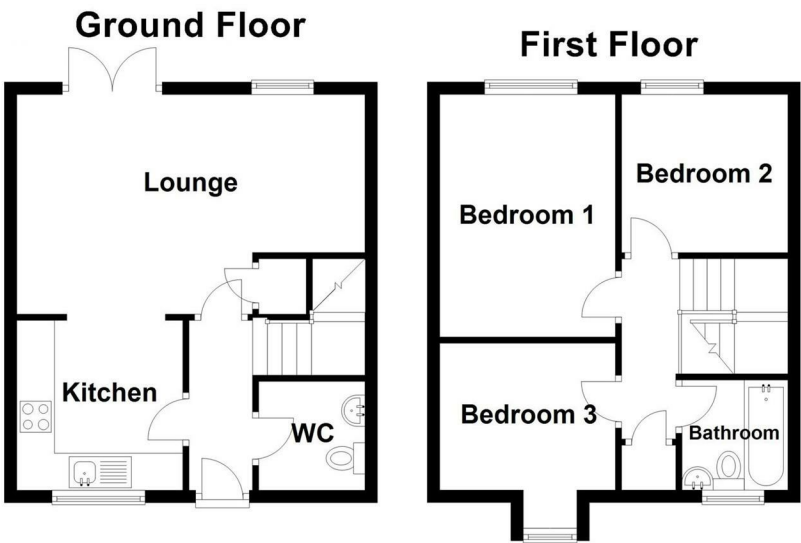
BUYERS PREMIUM CHARGE

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

HOW TO GET THERE

From the M1 southbound, exit at Junction 10, take the A1081 (Airport Way) toward Luton, continue straight over the roundabout onto New Airport Way, then merge onto the A505 (Vauxhall Way), continue toward Stopsley, turn onto Hitchin Road (A505), then onto Crawley Green Road, and follow local streets to Copenhagen Close.

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Not to scale. For illustrative purposes only



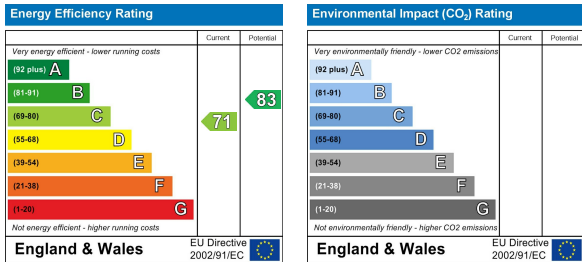
For Auction, Guide £235,000 to £265,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 19TH AUGUST 1.00 PM ** GUIDE PRICE £235,000 TO £265,000 ** VIEWINGS BY APPOINTMENT ** PLEASE CALL FOR A BOOKING **

** TURN KEY BUY TO LET INVESTMENT, OR EXCELLENT VALUE FOR A FTB **. This recently refurbished and spacious three-bedroom house is offered as a ready-made investment opportunity, with an estimated rent of £1500 PCM and a potential yield between 6.78% and 7.66% (within the guide range). It would also suit an owner-occupier looking for a move-in-ready home. The property benefits from a brand-new kitchen and bathroom, new windows, an updated heating system, and full redecoration throughout. Situated in the north-west of Luton, it is conveniently located close to local amenities including shops, public transport, and schools. An excellent value property—ready to go. Early viewing is highly recommended.

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

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49 Copenhagen Close, Luton, LU3 3TF

ACCOMODATION

ENTRANCE HALL

Double glazed front door, stairs to 1st floor, door to lounge, door to kitchen, door to



CLOAKROOM

6'2 x 3'10

Double glazed window to front, newly fitted WC and sink unit, radiator, laminate floor



KITCHEN

9'5 x 9'3

Newly fitted modern high gloss kitchen with a range of wall and base units, rolltop worksurfaces, composite sink unit, integrated oven/hob/filter hood, space for appliances, laminate flooring, open plan to



LOUNGE/DINING ROOM

19'5 x 11'8

Double glazed window to rear, double glazed patio door to garden, radiator, laminate flooring, under-stairs storage cupboard.



LANDING

Airing cupboard with modern combination gas boiler, door to

BEDROOM ONE

13'5 x 9'10

Double glazed window to rear, laminate flooring, radiator.



BEDROOM TWO

9'8 x 8'10

Double glazed window to rear, laminate flooring, radiator



BEDROOM THREE

9'8 x 7'10

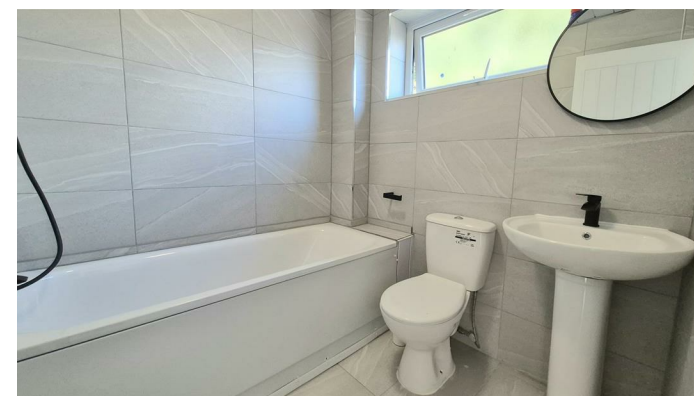
Double glazed window to front, laminate flooring, radiator.



BATHROOM

6'2 x 6'2

Double glazed window to front, newly fitted suite with LLWC, bath with shower/mixer, sink unit, radiator, laminate flooring.



OUTSIDE



REAR GARDEN

Enclosed rear garden laid to lawn with fenced boundaries



PARKING

Free on street parking and unallocated parking bays intended for residents



LEASE DETAILS

The property is subject to 999 year lease with 947 years remaining. The seller advises the property is not subject to ground or service charges, please refer to the legal pack for more information and verification.

For further information on viewing call 01908 030127