



**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**

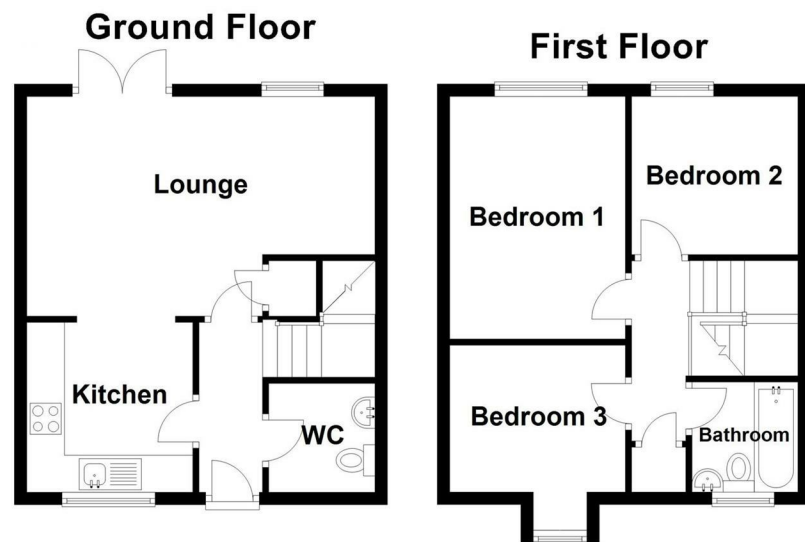
The purchaser will be required to pay a buyers premium charge of £2400 (£2000 PLUS VAT)

**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.

**DOISA1604SA0359**

**49 Copenhagen Close, Luton, LU3 3TF**



Not to scale. For illustrative purposes only

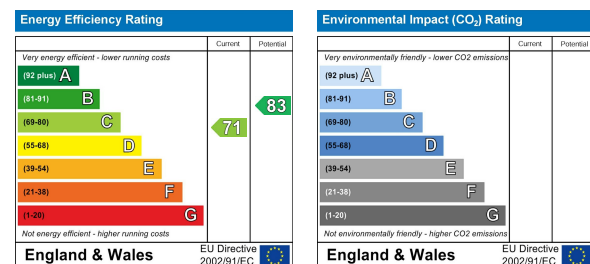
**For Auction, Guide £235,000 to £265,000**

**\*\* FOR SALE BY LIVESTREAM AUCTION \*\* WEDNESDAY 1ST JULY 1.00 PM \*\* GUIDE PRICE £235,000 TO £265,000**  
**\*\* VIEWINGS BY APPOINTMENT \*\* NEXT VIEWING SLOTS: THURSDAY 4TH JUNE 2.00 PM TO 2.30 PM \*\* & SATURDAY 6TH JUNE 2.45 PM TO 3.15 PM \*\***

Ideal turn-key rental investment. 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](http://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.



# 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 any ground rent or service charges, please refer to the legal pack for clarification and confirmation.

For further information on viewing call 01908 030127