

for sale

guide price **£3,500,000** Freehold



Vista House New Bedford Road Luton LU1 1SE

Exceptional Freehold Investment

A rare high-yield opportunity in the heart of Luton Town Centre, currently generating over £300,000 per year.

This purpose-built block spans five floors and includes:

- 26 self-contained apartments,
- Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

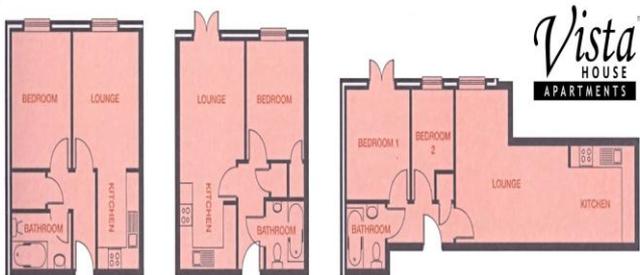
Auctioneer's Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (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/ 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/ 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/ Kitchen	8.06 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
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83-83A George Street
LUTON LU1 2AT

Property Ref: LUT317143 - 0003

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: A

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.