

55 Malham Close, Luton, LU4 8PH
£100,000

ROBINSONS



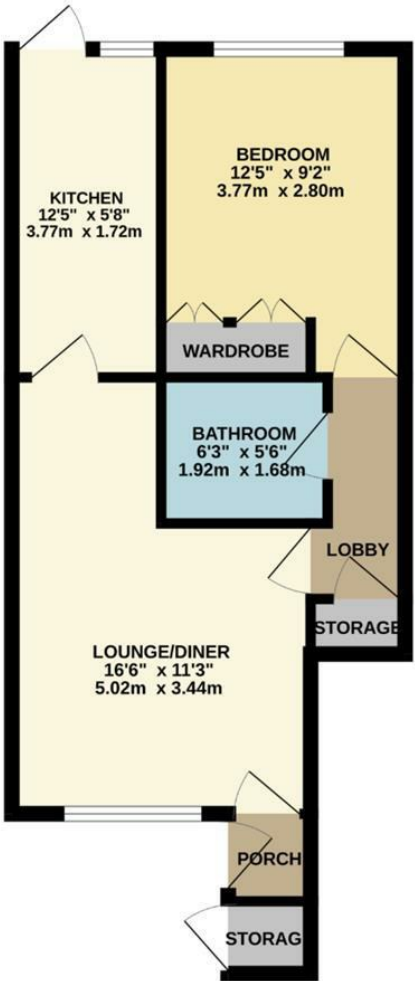
SOLD VIA MODERN AUCTION | STARTING BID £100,000 | CASH BUYERS ONLY.

Located in the ever-popular Maidenhall area of Luton, this ground floor one-bedroom maisonette on Malham Close offers an excellent opportunity for cash buyers and investors looking for a property with genuine potential. The accommodation comprises a good-sized bedroom, bathroom and separate reception room, with the ground floor position providing easy access throughout. The property also benefits from a private rear garden and allocated parking, adding to its appeal and practicality.

Offered chain free, the property presents an exciting opportunity for a buyer looking to modernise and add value. The private garden provides a pleasant outdoor space, while the allocated parking space offers valuable convenience.

The property is being sold via Modern Auction with a starting bid of £100,000. Please note that the property is available to cash buyers only due to the remaining approximately 61-year lease. Interested

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC