



Basement Flat, 59 Castle Street Luton, LU1 3AG



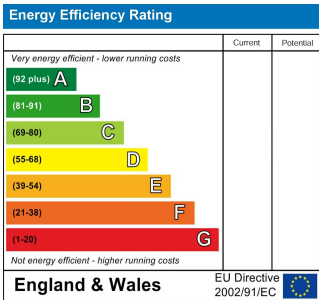
For Auction, Guide £16,500+

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 23rd SEPTEMBER 11:00 AM ** GUIDE PRICE £16,500+ ** PLEASE CALL FOR MORE INFORMATION **

This well-located basement studio flat offers an excellent opportunity for investors and would make an ideal addition to a rental portfolio. The property is held on a 125-year lease, with approximately 107 years remaining, and benefits from a peppercorn ground rent. Situated close to the town centre and a range of local amenities and public transport links, the property is also conveniently located within a short drive of the M1 motorway and London Luton Airport. The property is in need of general refurbishment, providing an opportunity for the incoming owner to modernise and improve the accommodation. Please note that a communal entrance door key is currently awaited. As a result, access to the property may not be possible prior to the auction, and prospective purchasers should take this into consideration when bidding.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
<https://www.auctionhouse.co.uk/northantsbedsandbucks>

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Basement Flat, 59 Castle Street, Luton, Bedfordshire, LU1 3AG

SPECIAL NOTE:

Please be aware that, at present, we are unable to access the property as the seller has been unable to secure a copy of the communal entrance door key.

The property has previously been inspected, and the accommodation has been confirmed. It should also be noted that the property is in need of general refurbishment.

Upon completion of the sale, the new owner will be provided with the keys to the property. However, it will be the new owner's responsibility to obtain access to the communal entrance and make any necessary arrangements with the relevant parties to secure a communal door key.

DISCLAIMER

Disclaimer: Please note that the internal photographs have been enhanced due to the low resolution of the original images. They should not be taken as a full or accurate reflection of the current internal condition of the property. The images are provided for guidance purposes only, to give an indication of the internal layout and arrangement of the property.

ACCOMODATION



COMMUNAL ENTRANCE

With a code entry door, leading to a further communal entry door



INSIDE

The property consists of an open plan studio room, with a kitchen area and a separate bathroom. We have been unable to access the property to take measurements or draw up a floor plan.



LEASE DETAILS

The property is subject to a 125 year lease with around 106 years remaining with a peppercorn ground rent.

SERVICE CHARGE INFORMATION:

Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges that may be applicable to this property

DOISA/2608SA0463

COUNCIL TAX

Band A, Luton

EPC NOTE

The client has been unable to access the property to commission and up to date EPC and the current rating is unknown.

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 £3000 (£2500 plus vat)

HOW TO GET THERE

From the M1, junction 11, follow the A505 to the Castle Street roundabout and take the third exit on to Castle Street. The property will be on your left.



For further information on viewing call 0333 358 2245