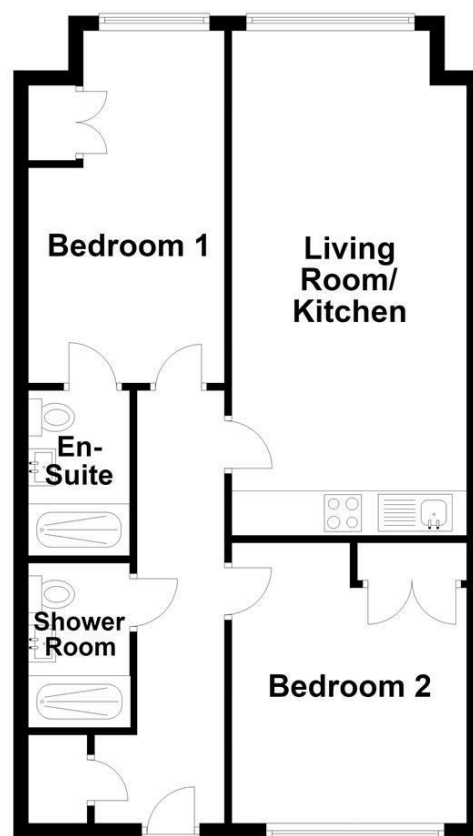
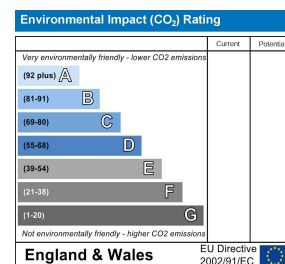
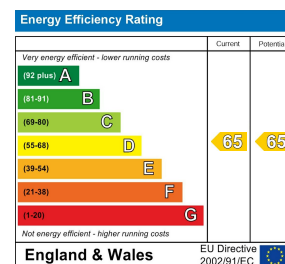




For illustration purposes only - not to scale

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Flat 79, The Landmark Flowers Way, Luton, LU1 3GB



For Auction, Guide £130,000 to £140,000

FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 19TH AUGUST 1.00 PM ** GUIDE PRICE £130,000 TO £140,000 **
VIEWINGS BY APPOINTMENT ** IDEAL TURN KEY INVESTMENT WITH TENANT IN SITU PRODUCING £15,000 A
YEAR RENTAL INCOME (UP TO 11.5 % GROSS YIELD) **

This modern second floor executive apartment presents an outstanding opportunity to acquire a ready-made investment property with an excellent rental income, offering a gross rental yield of between 10.7% and 11.5% (within the guide price range). Finished to a high specification, the property extends to approximately 667 sq ft and features two shower rooms, making it well suited to professional tenants. Situated within a prestigious town centre development, residents benefit from secure entry, a concierge service, and excellent access to public transport links and local amenities. With a 989-year lease, this is a low-maintenance, long-term investment opportunity that would make an excellent addition to an established property portfolio or a strong first buy-to-let investment.

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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PARTICULARS NOTE

Please note some internal images have been digitally enhanced to remove some personal items and clutter.

ACCOMMODATION

COMMUNAL ENTRANCE

With intercom entry, security door, concierge desk, lobby area leading to stairs and lifts



ENTRANCE HALL

19'2 x 3'6

Front door, airing cupboard, videophone receiver, door to

OPEN PLAN LOUNGE/KITCHEN

22'5 x 10'5

LOUNGE AREA

Double glazed windows, open to



KITCHEN AREA

Modern high gloss style kitchen with sink unit, stone style worktop and some integrated appliances



BEDROOM ONE

15'8 x 8'8

Double glazed window, fitted wardrobe, door to



EN-SUITE SHOWER ROOM

7'4 x 7'6

Tiled walls and floor, sink unit, WC, extractor fan, heated towel rail and shower cubicle



BEDROOM TWO

12'5 x 10'5

Integrated wardrobes



SHOWER ROOM

7'4 x 4'6

Tiled walls and floor, sink unit, WC, extractor fan, heated towel rail and shower cubicle



OUTSIDE



COMMUNAL PATIO

A paved courtyard accessed from the entrance lobby

LEASE DETAILS

With an unexpired lease term of 989 years. The seller advises the property is subject to a ground rent of £225 PA

and a service charge of £2831 PA. Please review the legal pack for more information and verification.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B, Luton

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 be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYER 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 £1800 (£1500 plus vat)

HOW TO GET THERE

From M1 Junction 10 (southbound), take the exit signposted Luton (South), Airport and A1081. Follow the A1081 (New Airport Way) towards Luton, then continue straight towards the town centre. At the roundabout, take the exit onto Kimpton Road, following signs for the town centre. Continue ahead, then turn onto Flowers Way



DOISA/14072026SA0408

For further information on viewing call 01908 030127