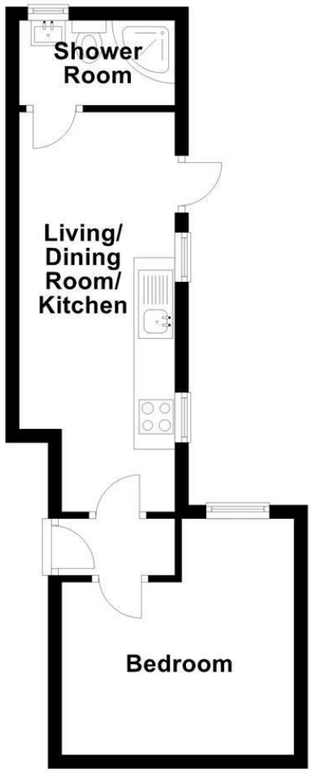

Not to scale. For illustrative purposes only

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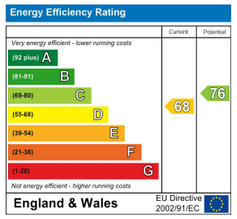

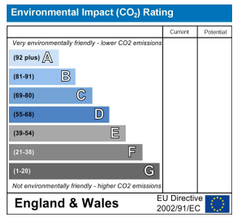

31B Stanley Street, Luton, Bedfordshire, LU1 5AL

For Auction, Guide £70,000 to £80,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 19TH AUGUST 1.00 PM ** GUIDE PRICE £70,000 TO £80,000 ** VIEWINGS BY APPOINTMENT (NEXT SLOT) SATURDAY 15TH AUGUST 11:30 AM TO 12:00 PM **

** OFFERED WITH THE FULL FREEHOLD & GARDEN ** UP TO 15 % POTENTIAL GROSS RENTAL YIELD ** This superb value ground floor flat is ideally located close to Luton town centre and benefits from the rare inclusion of the freehold title for the entire building and rear garden. Offering excellent scope for extension (subject to the necessary planning consents), this property presents a fantastic opportunity to add value. The accommodation comprises an entrance hall,19ft open-plan kitchen/living room, one bedroom, and a shower room. Further benefits include double glazing and central heating throughout. With improvement the property should command a rent of around £900 PCM which would be a 13-15 % gross yield within the guide range. Offered with vacant possession, this property would make an ideal investment or rental opportunity in a highly sought-after letting area.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhouse.co.uk/bedsandbucks

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
https://www.auctionhouse.co.uk/northantsbedsandbucks

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ACCOMODATION

COMMUNAL ENTRANCE
With door leading to entrance hall, the property is on the ground floor

ENTRANCE HALL
Tiled floor, door to bedroom, open doorway to

LOUNGE/KITCHEN
19'2 x 7'8
Two double glazed windows, door to garden, fitted units, stainless steel sink unit, space for appliances, tiled floor, radiator, wall mounted gas boiler, door to shower room.

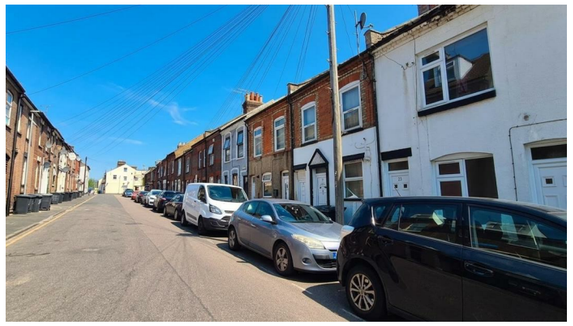
BEDROOM
11'4 x 11'2
Double glazed window to rear, radiator.

SHOWER ROOM
7'8 x 4'1
Double glazed window to rear, corner shower cubicle, WC, sink unit and heated towel rail

OUTSIDE

REAR GARDEN
Good size enclosed private rear garden, PLEASE NOTE THE GARDEN IS ON THE INLCUDED FREEHOLD TITLE BEING SOLD WITH THE PROPERTY.

PARKING
On street resident permit parking with free limited time parking for visitors within specified hours as per road signage.



LEASE DETAILS
The current lease term has 70 years unexpired. THE PROPERTY IS BEING SOLD WITH INCLUSION OF THE FULL FREEHOLD TITLE OF THE BUILDING, the seller advises it is not subject to ground rent and service charges, please refer to the legal pack for verification.

SERVICES
No appliances or services have been tested

COUNCIL TAX
Luton, Band A

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, leave at Junction 11 for Luton, then take the 3rd exit onto the A505/Dunstable Road toward Luton town centre. Continue straight for about 2 miles, follow signs for the town centre, then turn left onto Castle Street and continue onto Manchester Street. Turn right onto Stanley Street, which is just off the town centre area in Luton.

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For further information on viewing call 0333 358 2245