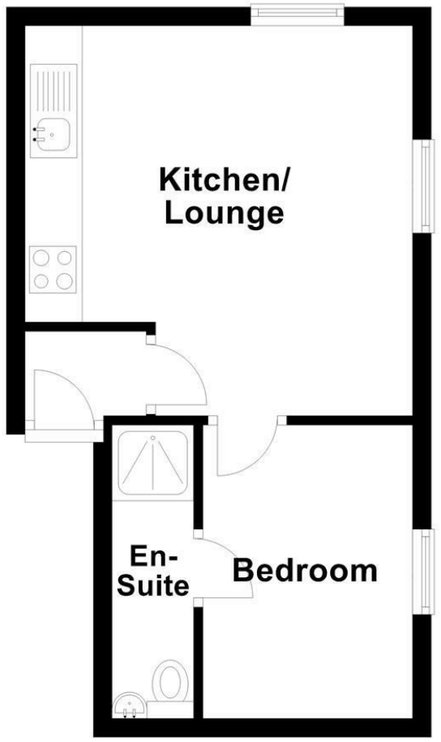

Not to scale. For illustrative purposes only

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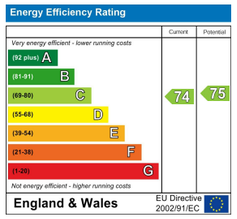

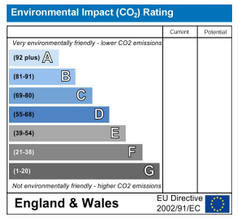

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01908 030127 F: 01604 232627
https://www.auctionhouse.co.uk/bedsandbucks

Flat 3, 43 Dumfries Street, Luton, Bedfordshire, LU1 5BP

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ACCOMODATION

COMMUNAL ENTRANCE
With stairs to 1st floor, front door to

ENTRANCE HALL
With door to

OPEN PLAN LOUNGE/KITCHEN
13'8 x 13'7

LOUNGE AREA
Dual aspect with two double glazed windows, radiator, laminate flooring, door to bedroom, open plan to

KITCHEN AREA
With fitted wall and base units, sink unit, integrated oven, hob, filter hood and laminate flooring.

BEDROOM
10'4 x 7'4
Double glazed window, radiator, door to

EN-SUITE
Features shower cubicle, sink unit, WC, tiled walls and floor, extractor fan and heated towel rail.

OUTSIDE
Small communal paved area to the entrance area.

PARKING
On street parking with zoned permits available from the local authority.

LEASE DETAILS
A lease term of 125 years with approximately 114 years remaining, GROUND RENT £300 PA for service charge information please refer to the legal pack

SERVICES
No appliances or services have been tested.

COUNCIL TAX
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 premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE
From Luton Town centre, head for the A505 and turn off on to Hastings Street and left into Dumfries Street where you will find the property on the corner junction with Windsor Walk.

DOISA/2006SA099

For further information on viewing call 01908 030127