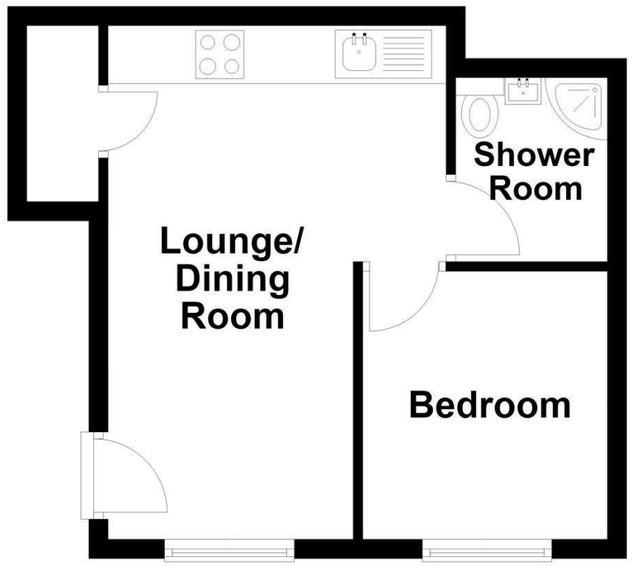

For illustration purposes only - not to scale

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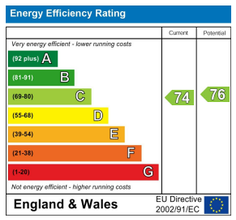

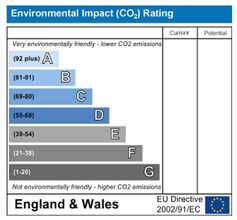

9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
https://www.auctionhouse.co.uk/northantsbedsandbucks

flat 5, 43 Dumfries Street Luton, LU1 5BP

For Auction, Guide £50,000 to £60,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 19TH AUGUST 1.00 PM ** GUIDE PRICE £50,000 TO £60,000
** VIEWINGS BY APPOINTMENT (NEXT SLOT) SATURDAY 15TH AUGUST 11:00 AM TO 11:30 AM **

IDEAL INVESTMENT THAT MAY GENERATE A 17% TO 20 % GROSS RENTAL YIELD (within the Guide Range). This ground-floor maisonette could be an ideal investment opportunity, conveniently located close to Luton train station and the town centre. The property benefits from a long lease, with approximately 112 years remaining. Internally, the accommodation comprises a modern open-plan lounge/kitchen featuring a good range of fitted units and integrated appliances, a separate bedroom, and a contemporary fully tiled shower room. Additional features include double glazing, a high-pressure hot water system, access to a communal yard, and residents' permit on-street parking. Offered with vacant possession.

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

ACOMODATION

ENTRANCE
Front door to open plan to lounge

LOUNGE/KITCHEN
17'6 x 11'6
Double glazed window to front, laminate flooring, under stairs storage area.

KITCHEN AREA
kitchen area with a range of modern high gloss units, stainless steel sink unit, integrated oven, hob, filter hood, fridge freezer and washing machine.

BEDROOM
9'10 x 8'4
Double glazed window to front, laminate flooring.

SHOWER ROOM
6'3 x 5'1
Modern suite with shower cubicle, sink unit, WC, extractor fan and tiled walls

OUTSIDE

COMMUNAL YARD
Small communal yard to front leading to front door

PARKING
Resident on street permit parking zone

LEASE DETAILS
125 year lease with 112 years remaining, ground rent of £300 PA and recent service charge shown as £2308 PA (2025/2026). Please review the legal pack for more information.

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band A Luton Council

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 £1800 (£1500 plus vat)

HOW TO GET THERE
From the M1 southbound, take Junction 10 and follow the A1081 (London Road) towards Luton Town Centre.

Continue for approximately 2 miles, then bear left onto Castle Street. At the roundabout, take the exit onto Crescent Road, then turn left onto Dumfries Street.

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