



Second Floor



Not to scale. For illustrative purposes only



Flat 15, 23-25 Biscot Road, Luton, Bedfordshire, LU3 1AH

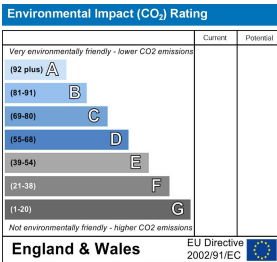
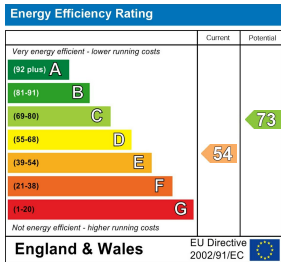


For Auction, GUIDE £50,000+

**** FOR SALE BY ONLINE AUCTION ON TUESDAY 26TH AUGUST 2025 ** 24 HOUR BIDDING WINDOW ** GUIDE PRICE £50,000 ** VIEWING DATES TBA **** This ground floor one bedroom maisonette is located in the heart of Luton, close to public transport and amenities, offered chain free. Features open plan living and kitchen area, one double bedroom, separate shower room, communal rear patio/lawn and a resident car park to the rear. With an estimated rental value of around £900 PCM, making it an exceptional buy to let prospect with a potential yield of up to 20 %. LEASE TERM 99 YEARS WITH AROUND 80 YEARS REMAINING and peppercorn ground rent. Call us now for more information.

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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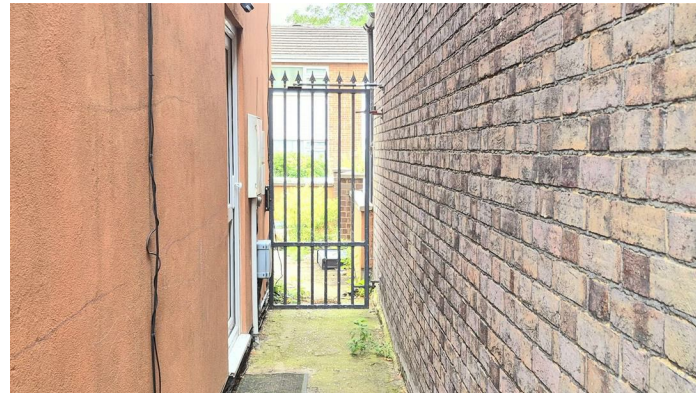


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ACCOMODATION

ENTRANCE

The entrance is to the side of the building, with a UPVC door that leads to



OPEN PLAN LOUNGE/KITCHEN

14 x 12



LOUNGE AREA

Two double glazed windows to front, laminate flooring



KITCHEN AREA

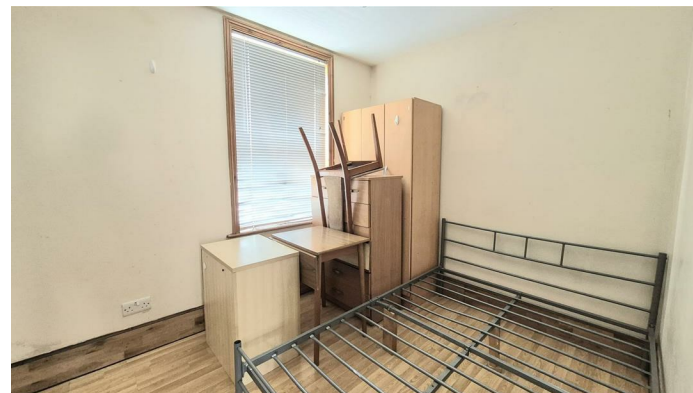
With a range of fitted units, stainless steel sink, built in oven/hob and filter hood.



BEDROOM

9'6 x 8'2

Double glazed window to rear, laminate flooring



SHOWER ROOM

6'2 x 5

Tiled walls and floor, WC, sink unit and shower cubicle.



OUTSIDE

Resident Car Park - Car park to the rear for residents use and rights to park one vehicle and a communal patio area



LEASE DETAILS

99 years from 1 September 2006, Lease Term Remaining 80 years. Peppercorn Ground rent. Please refer to the legal pack for any further information.

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 buyers premium charge of £2500 plus vat (£3000)

HOW TO GET THERE

From the A505 Leagrave Road, turn right into Woodland Avenue and 1st right into Biscot Road where no 23-25 will be on your left hand side with a turning into the private car park.

DOISA/3107SA0147

For further information on viewing call 01908 030127