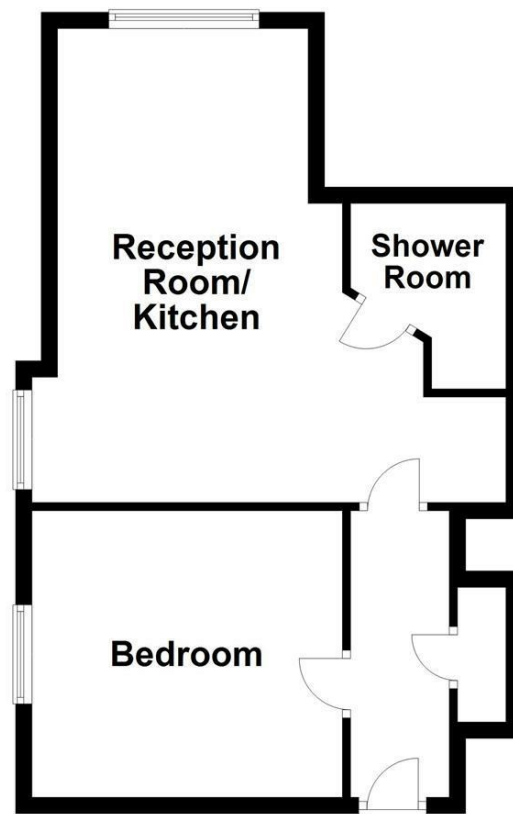




Flat 5 26 Marsh Road, Luton, Bedfordshire, LU3 2NH

Second Floor



Not to scale. For illustrative purposes only

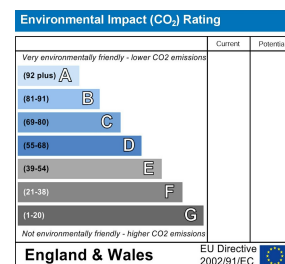
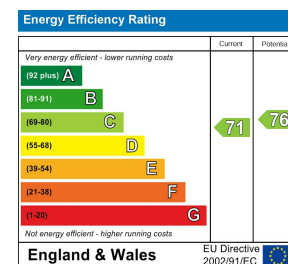


For Auction, GUIDE £75,000+

**** FOR ONLINE AUCTION TUESDAY 28TH OCTOBER ** BIDDING WILL BE OPEN FOR 24 HOURS FROM 1PM ON 27/10/25 ** GUIDE £75,000+ VIEWINGS BY APPT SAT 04 Oct 10:30 - 11:30**
**** Ideal buy-to-let investment located in the heart of Luton's LU3 district, just 0.6 miles from Leagrave Train Station and close to Luton Town Centre. This top-floor flat offers a well-designed open-plan layout with entrance hallway, lounge/kitchen, double bedroom, and shower room. Benefits include gas central heating (untested), double glazing, a long lease with approximately 107 years remaining, and access to a residents' car park at the rear. In need of some improvement, but with a potential rental income of £850 PCM, this property offers a fantastic gross yield of up to 13%, making it an excellent investment opportunity.**

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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ACCOMODATION

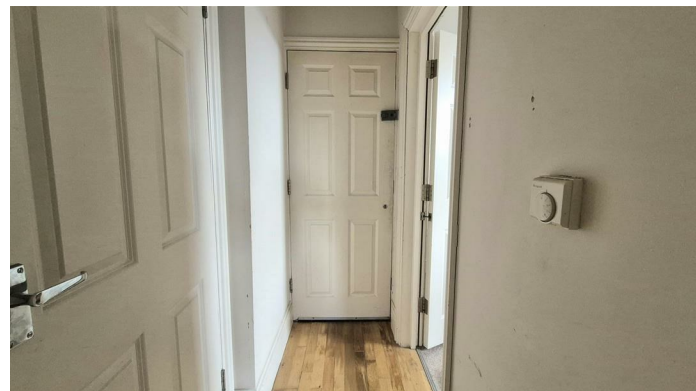
COMMUNAL ENTRANCE

With reception hallway, stairs to all floors



ENTRANCE HALL

Wood style flooring, integrated storage cupboard, door to bedroom, door to



OPEN PLAN LIVING/KITCHEN AREA

15'5 x 9'7

KITCHEN AREA

Modern high gloss fitted kitchen, stainless steel sink, integrated oven, hob, washing machine, fridge freezer. Tile splashbacks, tiled floor area, double glazed window to side. Wall mounted gas boiler.



LOUNGE AREA

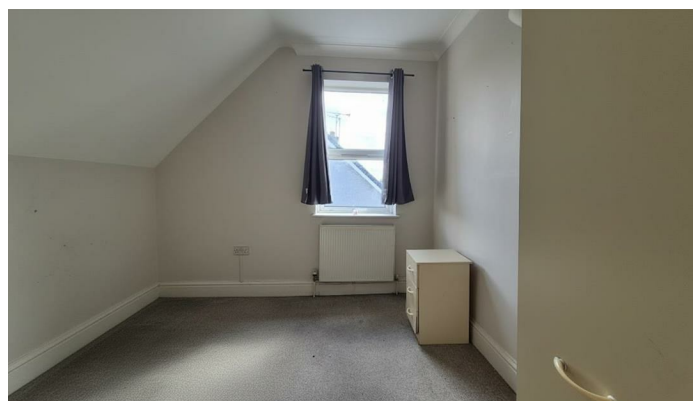
Double glazed window to front, wood style flooring, radiator.



BEDROOM

10'3 x 9'7

Double glazed window to side, radiator.



SHOWER ROOM

Low level WC, sink unit, shower cubicle, tiled walls, tiled floor, radiator.



OUTSIDE



COMMUNAL CAR PARK

Car park to rear with access from the side of the building, it is understood there is provision for parking one vehicle per flat, please refer to the legal pack for clarification.



LEASE DETAILS

A lease term of 125 years with 107 unexpired, ground rent £200 pa, for any applicable service charges please refer to the legal pack

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 £1,080 (£900 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 Town Hall / Town Centre, head north-east on George Street toward Midland Road. Continue until you reach Milton Road (A5065), then turn left. Stay on Milton Road as it becomes New Bedford Road (A6). Follow the A6 north-east, passing through Marsh Road junctions. When you approach Leagrave, you'll see signage for Marsh Road / LU3. Turn off the A6 onto Marsh Road. Continue along Marsh Road until you reach number 26 on your right-hand side.

DOISA/190925SA0185

For further information on viewing call 01908 030127