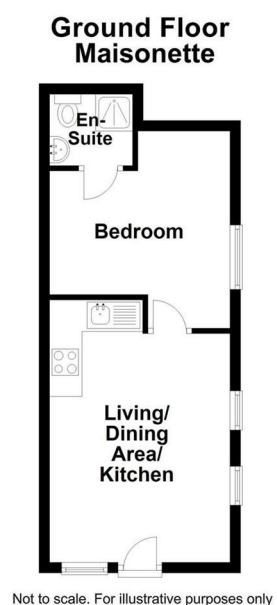




## Flat 5, 23-25 Biscot Road Luton, Beds, LU3 1AH

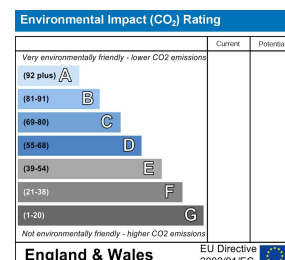
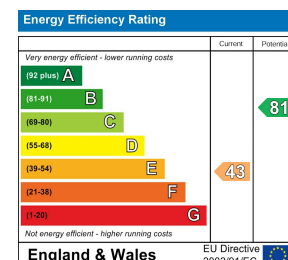


## For Auction, Guide £50,000+

**\*\* FOR SALE BY ON-LINE AUCTION ON TUESDAY 26TH AUGUST 2025 \*\* GUIDE PRICE £50,000+ \*\* VIEWINGS BY APPT \*\* BIDDING OPEN FOR 24 HOURS \*\*** 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, en-suite 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.

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# Flat 5, 23-25 Biscot Road, Luton, Bedfordshire, LU3 1AH

## ACCOMODATION

### ENTRANCE

Own front door leading to open plan living room/kitchen

### LIVING ROOM/KITCHEN

16'4 x 11'3



### LIVING ROOM AREA

Double glazed front door, double glazed window to front, 2x double glazed windows to side, laminate flooring



### KITCHEN AREA

With a range of fitted units, sink/drain, built in oven/hob/filter hood, laminate flooring



### BEDROOM

12'3 x 11'3

Double glazed window to side, hot water system, laminate flooring, door to



### EN-SUITE SHOWER ROOM

5'2 x 4'5

Tiled walls, shower cubicle, WC, sink unit and extractor fan



### OUTSIDE



### RESIDENT CAR PARK

Car park to the rear for residents use and rights to park one vehicle



### 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 services or appliances 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 £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/24070138

For further information on viewing call 01908 030127