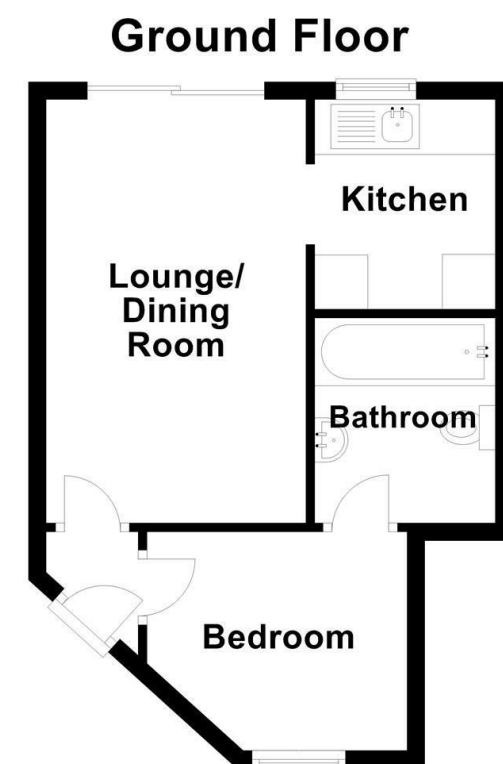




19 Collingdon Street, Luton, Bedfordshire, LU1 1RT



Not to scale. For illustrative purposes only



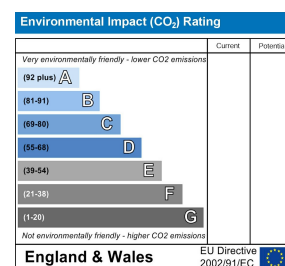
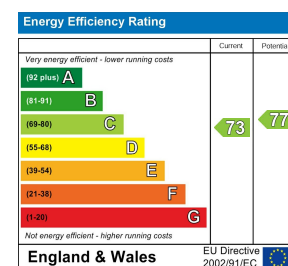
**For Auction, Guide £75,000+**

**\*\* FOR SALE BY AUCTION ON WEDNESDAY, 24TH SEPTEMBER 2025 COMMENCING AT 1PM**

**\*\* SALE VIA A LIVE-STREAMED AUCTION \*\* GUIDE PRICE £75,000+ \*\* VIEWINGS BY APPT 28/08/25 4PM TO 5PM AND 12/09/25 4.00PM TO 5.00PM** This one-bedroom ground floor maisonette presents an exciting opportunity for buyers seeking a property with renovation potential in a highly convenient location. The property comes with vacant possession and the benefit of a brand-new 125-year lease. The accommodation comprises a private entrance hall, a spacious lounge measuring approximately 15'8" in length, a separate kitchen, and a bedroom complete with a large en-suite bathroom. Situated within easy walking distance of Luton Train Station and the Town Centre, the maisonette is ideally located for commuters and those looking to take advantage of Luton's growing infrastructure. Local shops, restaurants, and transport links are all close by, enhancing the property's appeal for potential tenants or owner-occupiers alike.

**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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# 19 Collingdon Street, Luton, Bedfordshire, LU1 1RT

## ACCOMODATION

### ENTRANCE HALL

Front door, and door to

### LOUNGE

15'8 x 9'8

Double glazed patio doors to rear, door to bedroom, doorway to



### KITCHEN

7'9 x 6'8

Double glazed window to rear, basic wall and base units, sink unit and space for appliances



### BEDROOM

9'8 x 8'1

Window to front, door to



### BATHROOM

7'9 x 6'8

With bath, sink and WC

### OUTSIDE



### PARKING

On street permit parking via the local authority.



### LEASE DETAILS

The seller advises a new lease term of 125 will be included in the sale, please refer to the legal pack 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 £1500 plus vat (£1800)

### HOW TO GET THERE

From the A505 Windmill Road roundabout, follow down to Cardigan Street and turn right, at the end of Cardigan Street turn left onto Collingdon Street and the property will be on your left.

### DOISA/1408SA0162

For further information on viewing call 01908 030127