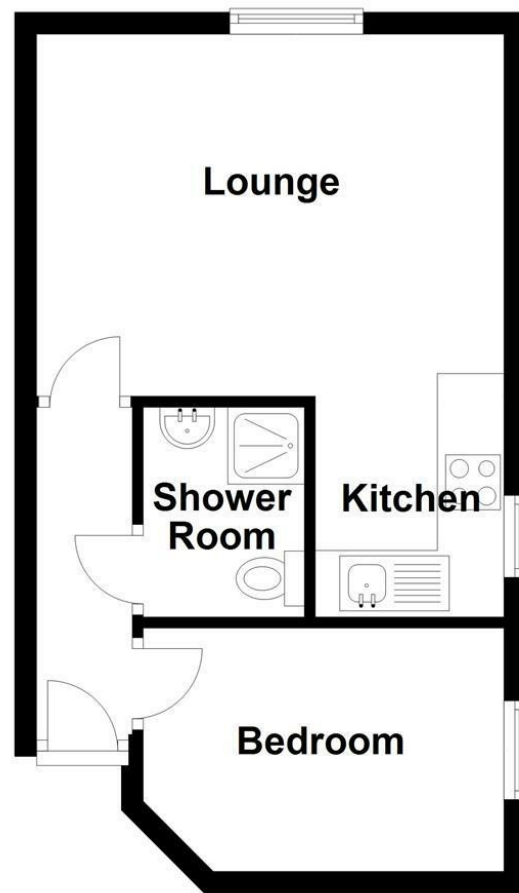




First Floor



Not to scale. For illustrative purposes only



Flat 8, 23-25 Biscot Road, Luton, Bedfordshire, LU3 1AH

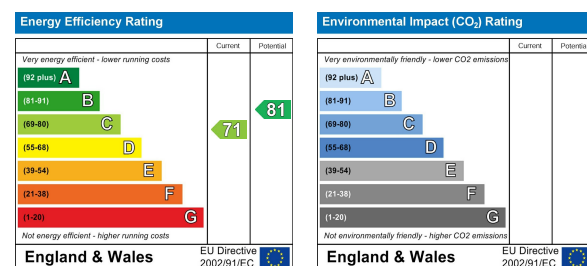


For Auction, Guide £65,000+

** FOR SALE BY AUCTION ON WEDNESDAY, 13TH AUGUST 2025 COMMENCING AT 1PM ** SALE VIA A LIVE-STREAMED AUCTION ** GUIDE PRICE £65,000+ VIEWINGS BY APPT SAT 26/08/25 1:00 PM ** SAT 2ND AUGUST 11:00 TO 11:30 ** This 1ST FLOOR one bedroom flat is located in the heart of Luton, close to public transport and amenities, offered chain free. Features open plan living and kitchen area, one bedroom, shower room, communal rear patio/lawn and a resident car park to the rear. With an estimated rental value of around £850 PCM, making it an exceptional buy to let prospect with a potential yield of up to 15 %. In need of some improvement, but keenly priced and offers good value. LEASE TERM 99 YEARS WITH AROUND 80 YEARS REMAINING. Call us now for more information.

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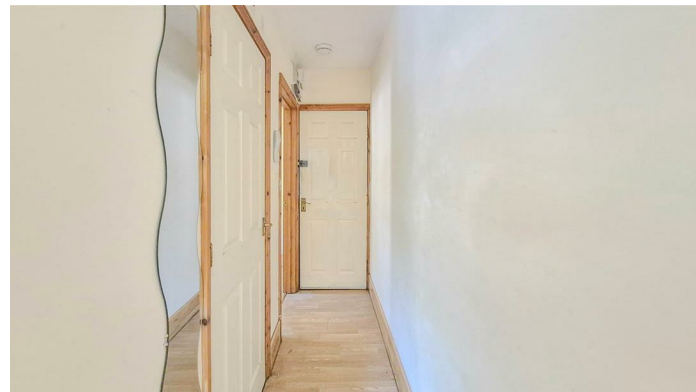
ACCOMODATION

COMMUNAL ENTRANCE

With stairs to 1st floor landing

ENTRANCE HALL

Laminate flooring, doors to bedroom, shower room and:



OPEN PLAN LOUNGE/KITCHEN



LOUNGE AREA

14 x 10'10

Double glazed window to rear, laminate flooring, electric heater, open plan to



KITCHEN AREA

6'7 x 5'3

Double glazed window to side, range of fitted units, sink unit, integrated oven, hob and filter hood.



BEDROOM

10'10 x 7'3

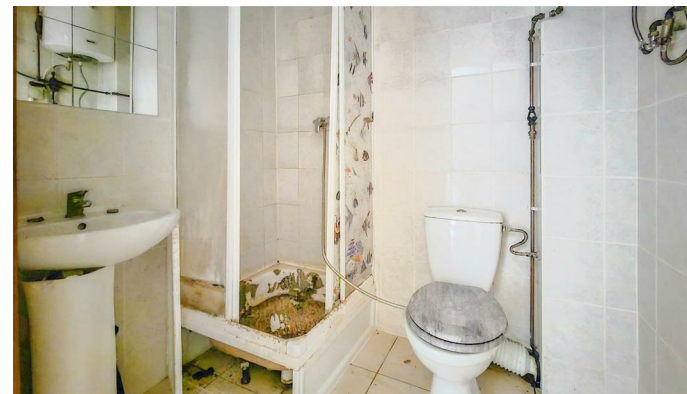
Double glazed window to side, laminate flooring, electric heater



SHOWER ROOM

6'3 x 4'10

Tiled walls, shower cubicle, sink and WC



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

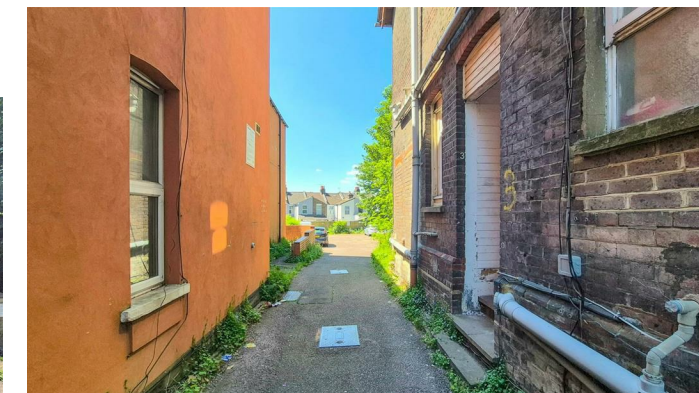
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2000 plus vat (£2400)

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/0107SA0126

For further information on viewing call 01908 030127