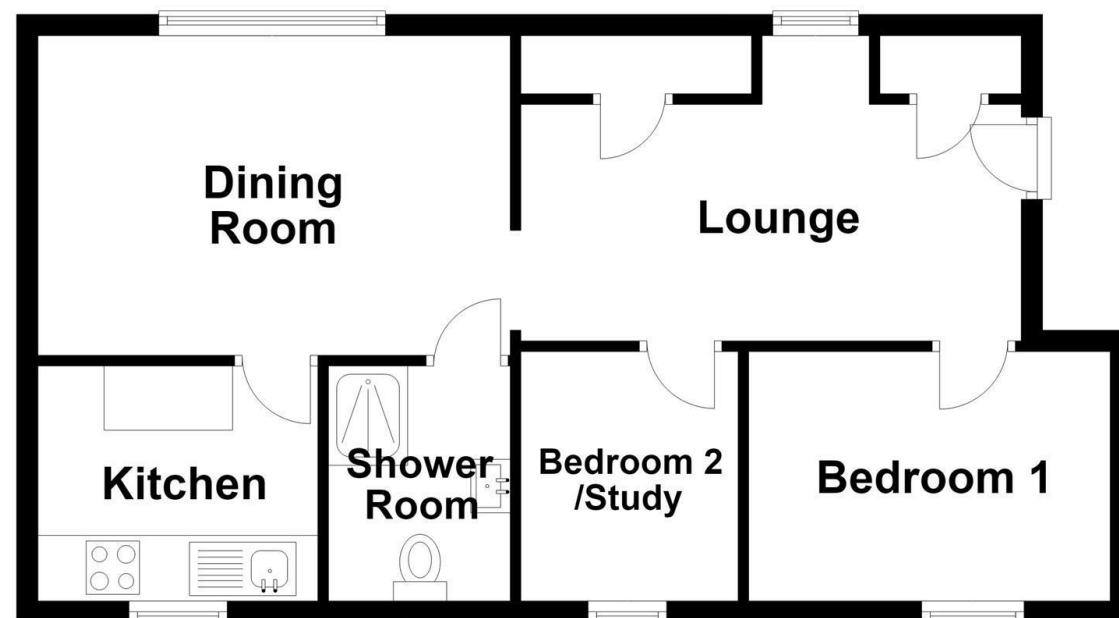




FLAT 13, 23-25, Biscot Road Luton, LU3 1AH



For illustration purposes only - not to scale



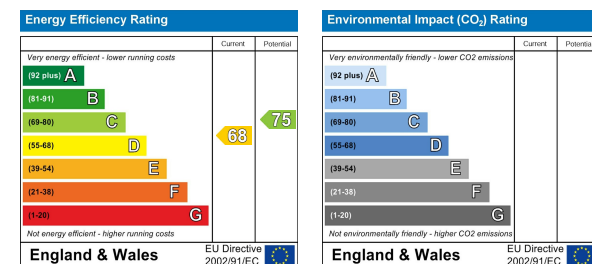
For Auction, Guide £60,000+

**** FOR SALE BY ONLINE AUCTION TUESDAY 25TH AUGUST ** GUIDE PRICE £60,000+ ** BIDDING WILL BE OPEN FOR 24-HOURS FROM 24/08/26 ** VIEWINGS BY APPOINTMENT ** NEXT VIEWING SLOT SATURDAY 8TH AUGUST 3:15 PM TO 3:45 PM ****

A great investment opportunity, this spacious top-floor two-bedroom flat offers the potential for an impressive gross rental yield of up to 20% (based on the guide price and an estimated rental income of £1,000 PCM). Ideally suited to investors seeking strong returns, the property features two reception rooms, two bedrooms, separate fitted kitchen, shower room, and the added benefit of a residents' car park to the rear. Conveniently located close to Luton town centre and excellent public transport links in the popular LU3 area, the flat is offered with a 99-year lease term, with approximately 79 years remaining, and benefits from a peppercorn ground rent.

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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FLAT 13, 23-25 Biscot Road, Luton, Bedfordshire, LU3 1AH

MEASUREMENTS

Please note maximum floor space measured due to sloping ceilings in some areas of the accommodation

ACCOMMODATION

COMMUNAL ENTRANCE

With stairs to all floors, the property is on the top floor

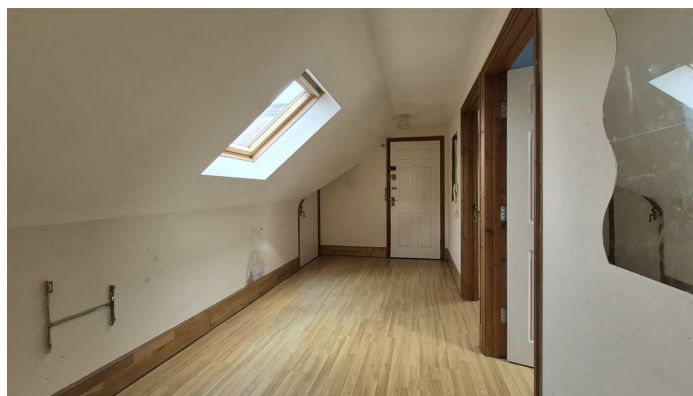
ENTRANCE

Door to

LOUNGE

15'5 x 7'3

Double glazed window, eaves storage access, door to bedrooms, doorway to



DINING ROOM

14'6 x 9'10

Double glazed window, door to shower room, door to



KITCHEN

8'7 x 7'3

Double glazed window, fitted wall and base units, rolltop work surfaces, sink unit, integrated oven/hob. space for further appliances.



BEDROOM ONE

11'1 x 7'8

Double glazed window



BEDROOM TWO/STUDY

7'8 x 6'8

Double glazed window



SHOWER ROOM

7'3 x 5'7

Shower cubicle, sink, WC, part tiled walls.



OUTSIDE

COMMUNAL PATIO

To rear

PARKING

Resident car park to the rear, the lease states each flat is entitled to park one vehicle in the car park.



LEASE DETAILS

With 79 years unexpired, peppercorn ground rent.

SERVICE CHARGES: Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges applicable to this property.

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 £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus vat)

HOW TO GET THERE

From the A505 Leagrave Road, turn right into Woodland Avenue and 1st right into Biscot Road where no 21-23 will be on your left hand side with a turning into the private car park just after no 25 Biscot Road

DOISA/0326SA0435

For further information on viewing call 01908 030127