

Not to scale. For illustrative purposes only



Flat 3, 43 Dumfries Street, Luton, Bedfordshire,
LU1 5BP

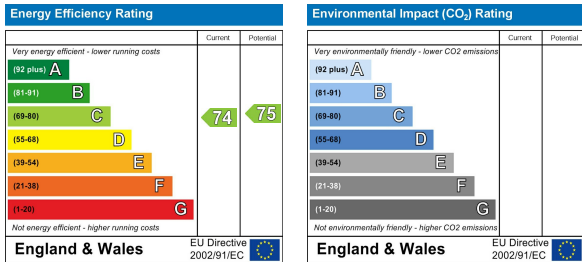


For Auction, GUIDE £65,000+

**** 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 ON SAT 26TH JULY 15:00-15:45 ** SAT 2ND AUGUST 12:00 TO 12:30 **** This excellent value 1st floor one bedroom flat is a must see for the investors. Features a long lease term with 114 years remaining and is located in a PRIME rental area with high demand. Accommodation includes communal entrance, entrance hall, open plan dual aspect lounge/kitchen, separate bedroom with an en-suite shower room. Also benefits from C rated EPC that is higher than average. In need of some improvement but with a GROSS RENTAL YIELD of up to 16 % and an expected monthly rental value of up to £900 (after works are carried out) it could be a very attractive purchase that can have value added with decorative attention. Offered with vacant possession and by auction for a fast and easy process.

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 stairs to 1st floor, front door to

ENTRANCE HALL

With door to

OPEN PLAN LOUNGE/KITCHEN

13'8 x 13'7



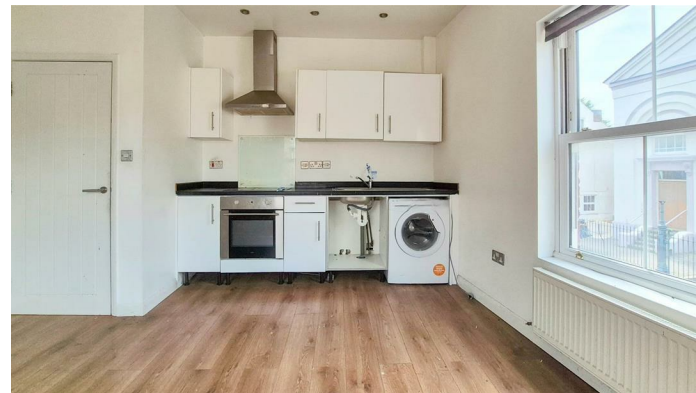
LOUNGE AREA

Dual aspect with two double glazed windows, radiator, laminate flooring, door to bedroom, open plan to



KITCHEN AREA

With fitted wall and base units, sink unit, integrated oven, hob, filter hood and laminate flooring.



BEDROOM

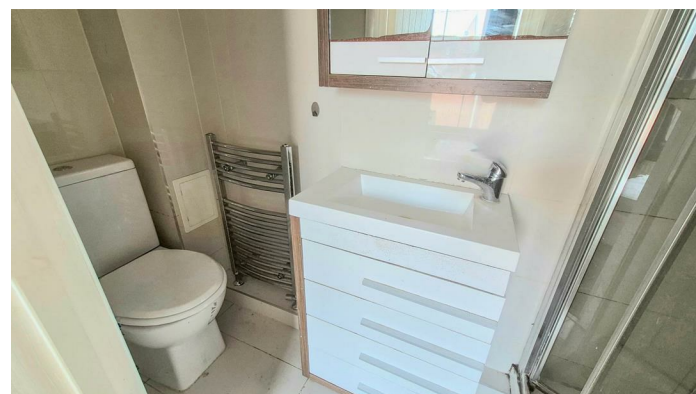
10'4 x 7'4

Double glazed window, radiator, door to



EN-SUITE

Features shower cubicle, sink unit, WC, tiled walls and floor, extractor fan and heated towel rail.



OUTSIDE

Small communal paved area to the entrance area.



DOISA/2006SA099

PARKING

On street parking with zoned permits available from the local authority.

LEASE DETAILS

A lease term of 125 years with approximately 114 years remaining, GROUND RENT £300 PA for service charge information please refer to the legal pack

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 premium charge of £2400 (£2000 plus vat)

HOW TO GET THERE

From Luton Town centre, head for the A505 and turn off on to Hastings Street and left into Dumfries Street where you will find the property on the corner junction with Windsor Walk.

For further information on viewing call 01908 030127