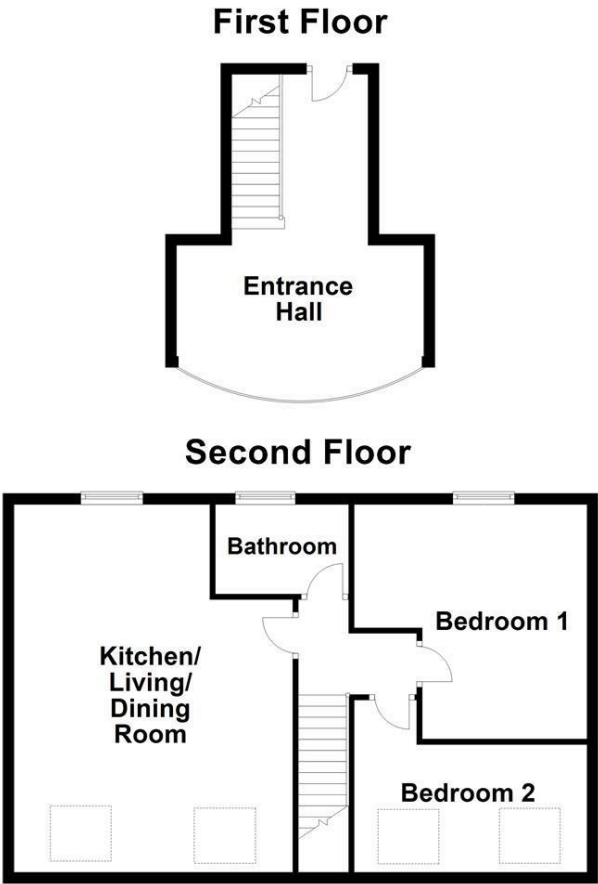




HOW TO GET THERE

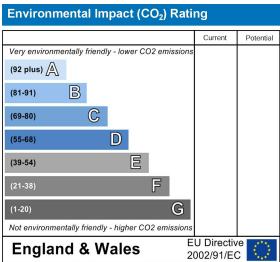
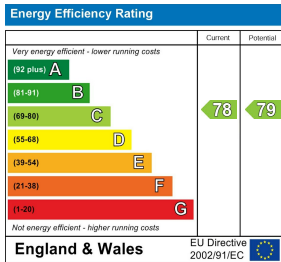
From the closest southbound exit of the M1 motorway (Junction 11), take the A505 toward Luton and follow signs for the town centre. Continue along Dunstable Road, then turn onto Leagrave Road (A6) heading north. Stay on the A6 for a short distance before turning onto Marsh Road

DOISA/020426SA0344



Not to scale. For illustrative purposes only

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Flat E, 11 Marsh Road, Luton, Bedfordshire, LU3 2QF



For Auction, Guide £90,000+

** SOLD SUCCESSFULLY AT AUCTION BY AUCTION HOUSE BEDS & BUCKS **

This spacious duplex flat presents an excellent buy-to-let opportunity, offering an estimated rental income of around £1,100 per month and the potential to achieve an exceptional gross yield of up to 14% at guide price. Ideally located on the edge of the popular Leagrave area and within one mile of Leagrave train station, the property is well placed for access to local amenities and transport links. The accommodation comprises a large entrance hall, a generous 21ft open-plan lounge/kitchen, two good-sized bedrooms, and a bathroom, while externally the property benefits from communal gardens and a residents' car park with one allocated parking space, making it a highly attractive investment in a convenient and well-connected location.

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[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

Flat E, 11 Marsh Road, Luton, Bedfordshire, LU3 2QF

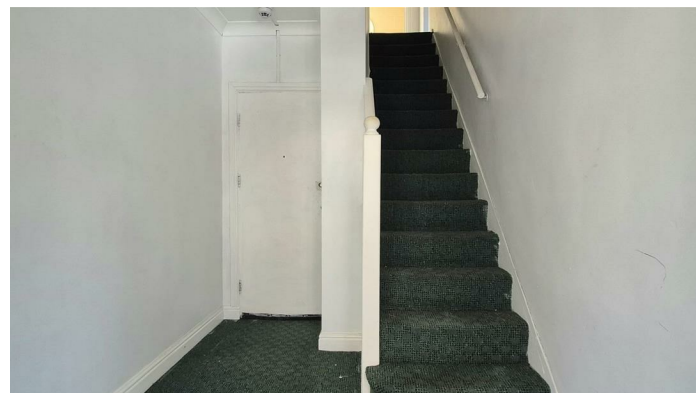
ACCOMODATION

COMMUNAL ENTRANCE

With stairs to 1st floor

ENTRANCE HALL

With large feature bay window to front and stairs to top floor



LANDING

Door to

OPEN PLAN LOUNGE/KITCHEN

21'4 x 16'8



LOUNGE AREA

Two velux windows to front, open to

KITCHEN AREA

Double glazed window to rear, a range fitted units with some integrated appliances and wall mounted gas boiler



BEDROOM ONE

13'0 x 13'3

Double glazed window to rear



BEDROOM TWO

14 x 7'10

Two velux windows to front



BATHROOM

7'10 x 5'9

Double glazed window to rear, bath, sink, WC and tiled walls



OUTSIDE



COMMUNAL AREA

Communal gardens to rear



PARKING

Resident car park to rear with one allocated parking space as shown on the lease plan



LEASE DETAILS

LEASE: With a 99 year lease and a current unexpired term of approximately 81 years.

GROUND RENT £350 PA set to rise after 33 years of the initial term

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

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 £1920 £1600 PLUS VAT)

For further information on viewing call 01908 030127