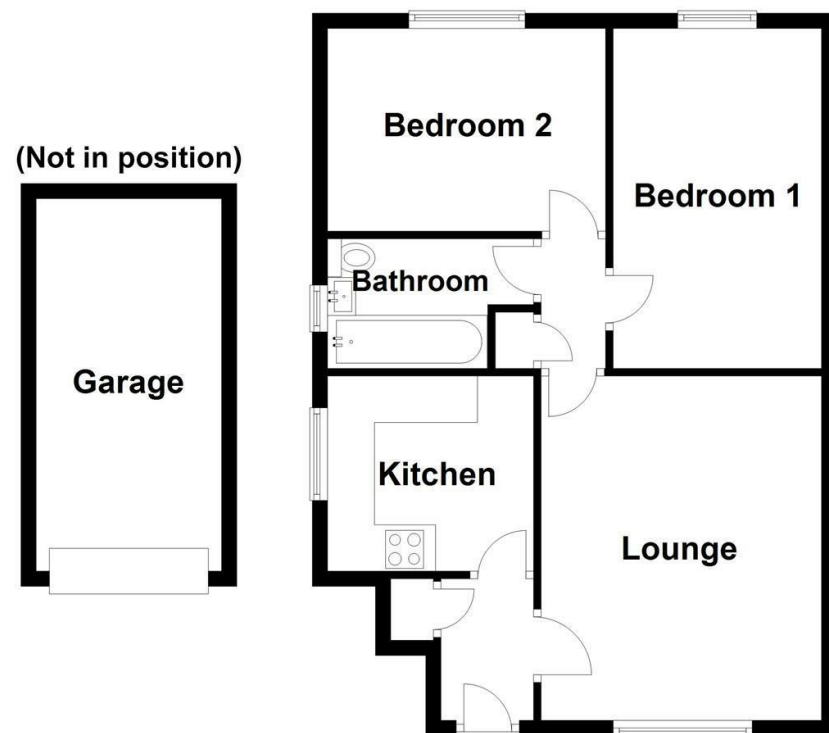




Porlock Drive, LU2 9LL. At the roundabout, take the exit onto the A1081 Airport Way following signs for Luton and the airport. Continue along Airport Way, going straight over the first roundabout and then continue onto the A505 Vauxhall Way. Stay on the A505 for about a mile, then follow local signs toward Stopsley/Wigmore. Turn into the residential area toward Porlock Drive, where number 19 will be on the left-hand side

DOISA/2805SA0379

19 Porlock Drive, Luton, Bedfordshire, LU2 9LL



For illustration purposes only - not to scale

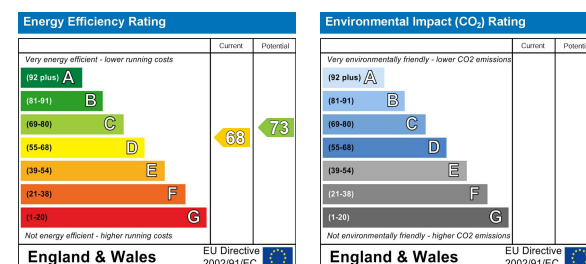
For Auction, Guide Price £60,000+

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 1PM ** GUIDE PRICE £60,000+ ** VIEWINGS BY APPOINTMENT TUESDAY 2ND JUNE 5.00PM TO 5.30PM & THURSDAY 4TH JUNE 1.00 PM TO 1.30 PM (MORE DATES TO FOLLOW) **

A spacious two double bedroom ground floor maisonette offered for auction with vacant possession, ideally located in the sought-after Vauxhall Park area, close to Luton Airport, Luton Airport Parkway Rail station and within a prime residential investment location. Requiring some modernisation, the property presents an excellent opportunity for investors or buyers looking to add value. Once improved, the property is expected to achieve a strong rental return. Accommodation comprises a separate kitchen and living room, two generously sized double bedrooms, and a family bathroom. Additional benefits include private gardens, garage in block, double glazing, and residents' permit parking. An ideal investment or refurbishment project with significant potential in a popular and well-connected area

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19 Porlock Drive, Luton, Bedfordshire, LU2 9LL

ACCOMODATION

ENTRANCE HALL

Front door, electrics cupboard, door to lounge, door to

KITCHEN

8'10 x 8'5

Double glazed window to side, range of basic units, space for appliances, electric heater.



LOUNGE

14'10 x 12'1

Double glazed window to front, electric heater, door to



HALLWAY

Airing cupboard with hot and cold water tanks, door to

BEDROOM ONE

14'8 x 9'0

Double glazed window to rear, electric heater



BEDROOM TWO

12'0 x 8'9

Double glazed window to rear, electric heater



BATHROOM

9'0 x 5'7

Double glazed window to side, bath, sink, WC, part tiled walls.



OUTSIDE



GARDENS

Rear garden laid to lawn with mature tree and partial decking area, side access passageway and small front garden area.



GARAGE

With a single lock up garage in a block adjacent



PARKING

On street resident permit parking



LEASE DETAILS

With a lease term of 99 years from 29 September 1963 with 36 years unexpired. The seller advises there is an annual Ground Rent of £10 and no fixed service charge, where the freeholder may serve notice on works as and when are required on an ad hoc basis. Please note we await the legal pack, once in receipt we will update any information if required.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band B, 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 be 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

Coming southbound on the M1, leave the motorway at Junction 10 for Luton, which is the closest junction to 19

For further information on viewing call 01908 030127