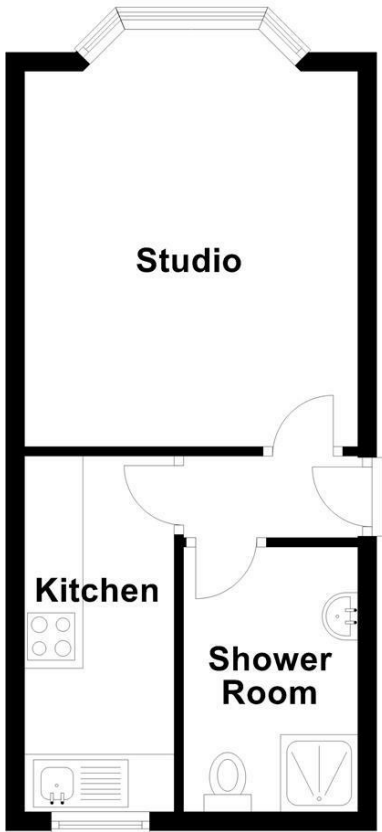




Flat 1, 6 Cardiff Grove, Luton, Bedfordshire, LU1 1QH



Not to scale. For illustrative purposes only

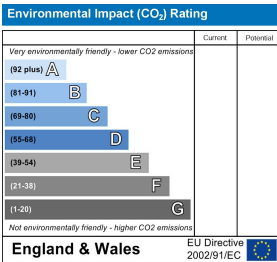
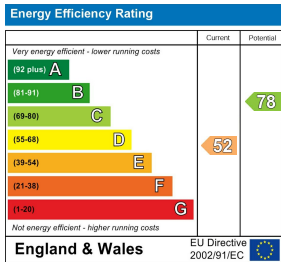


For Auction, GUIDE £50,000+

** FOR SALE BY AUCTION ON WEDNESDAY, 13th AUGUST 2025 COMMENCING AT 1PM
** SALE VIA A LIVE-STREAMED AUCTION ** GUIDE PRICE £50,000 to £60,000 ** VIEWINGS BY APPT ON Sat 26 Jul 14:00-14:45 ** This ground floor studio flat is located close to the Town Centre and local amenities and is presented to auction as an on-going investment with a Tenant and AST in place from June 2025 generating £550 PCM which translates to a Gross Yield of up to 13 %, making this an attractive proposition. Features larger than average studio accommodation with communal entrance, lounge/bedroom, separate fitted kitchen and separate shower room. The property also benefits from a 995 year lease from 1987 and PEPPERCORN GROUND RENT.

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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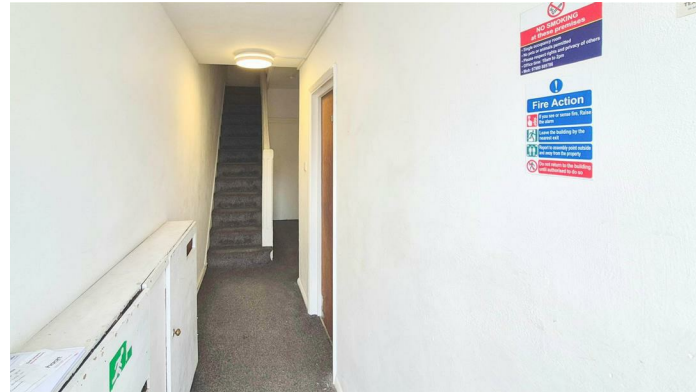
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Flat 1, 6 Cardiff Grove, Luton, Bedfordshire, LU1 1QH

ACCOMODATION

COMMUNAL ENTRANCE

With front door to



STUDIO ROOM

14'5 x 11'7

Double glazed window to front, electric heater, door to



HALLWAY

Doors to

KITCHEN

12'4 x 5'2

Double glazed window to rear, range of fitted units, sink unit, space for appliances, electric heater



SHOWER ROOM

9'2 x 4'3

Modern suite with sink unit, WC, shower cubicle and part tiled walls



OUTSIDE

PARKING

On street zoned permit parking via the local authority.



LEASE DETAILS

With a lease term of 995 years from 1987 and peppercorn

ground rent, for any 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

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

HOW TO GET THERE

From Dallow Rd towards Marlow Ave, Turn right onto St Peters Rd, Turn left onto Ashburnham Rd, Continue straight onto Cardiff Rd, Turn left onto Cardiff Grove

DOISA/1906SA0097

For further information on viewing call 01908 030127