



## 1 bed studio flat to buy in LU3

26 Studley Road, Luton, Bedfordshire, LU3  
1BB

**£15,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ SALE BY MODERN AUCTION
- ✓ CASH BUYERS ONLY
- ✓ 63 YEAR LEASE REMAINING
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

• \*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £15,000\*\*\*

Pattinson Auction are delighted to offer for the sale of this excellent and realistically priced first floor studio flat located on this desirable road just over half a mile away from Luton mainline station.

Studley Road is a quiet residential street located within a short walk of Luton Town centre and mainline train station providing links to London St Pancras in under 30 minutes. It is also a short drive from junction 10 of the M1 motorway. The property falls into school catchment for St. Mathew's Primary and Denbigh Secondary School.

The accommodation comprises of an entrance hall, living area/bedroom, separate fitted kitchen area and a shower room. Externally the property benefits from parking and the heating is via storage heaters.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 63

Annual Service Charge Amount: £1,700.00

Price: Starting Bid £15,000

Property Type: Studio flat

Parking: Allocated, Residents

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

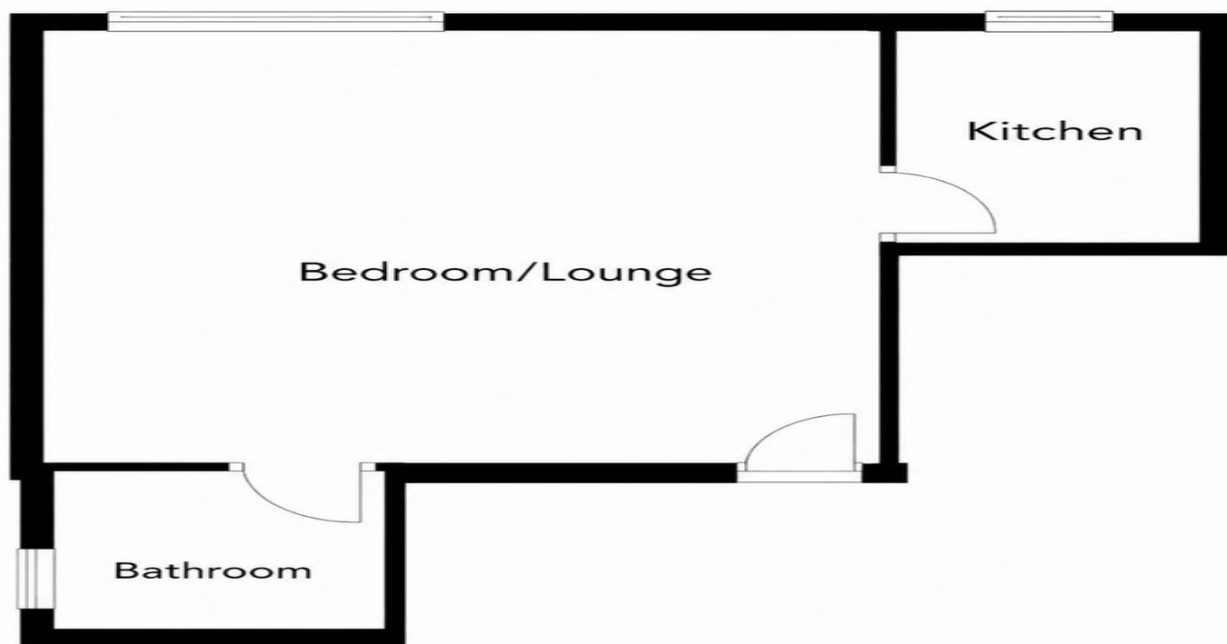
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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