

# Lot 19

51 Farley Lodge, Ruthin Close,  
Luton, Bedfordshire LU1 5EN

**GUIDE PRICE: £40,000**



**STUDIO FLAT WITH INVESTMENT INCOME**

This ground floor purpose-built self-contained flat forms part of a three storey purpose-built block situated within a cul-de-sac located off the south side of Farley Hill between Stockwood Crescent and Whitehill Avenue within this residential area close to Luton town centre where an extensive range of shopping and recreational amenities are available together with Luton Main Line station. Good road communications link with the M1 motorway (Junction 10). The property offers studio accommodation with kitchenette and bathroom/WC and the block benefitting from entry phone system and double glazing (no services tested). The property has been let on an Assured Shorthold basis at £475pm (£5,700pa) and the tenants are currently holding over on the basis of the original 6 month agreement. The property is sold with the benefit of the ongoing tenancy and will therefore be of interest to investment purchasers.

#### **ACCOMMODATION**

Studio room with kitchenette, bathroom and WC (Please note the property has not been inspected by the Auctioneers).

#### **TENURE**

Leasehold – 99 years from 29th September 1985 (thus having about 70 years unexpired).  
Current Ground Rent: £25 pa.

#### **LOCAL AUTHORITY & TAX RATING**

Luton Borough Council. Tel: 01582 546000  
Council Tax Band: A

#### **VIEWING TIMES**

By appointment with the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN