



SITUATION

Located within close proximity to Dallow Road approximately 2 miles west of Luton Town Centre. Luton lies approximately 35 miles north of Central London with good road links via the M1 (Junctions 10 & 11).

PROPERTY

An end of terrace **3 Bed House** planned on the ground and first floor benefitting from gas central heating (not tested) and an approx 100 ft Rear Garden.

ACCOMMODATION*

Ground Floor

Lounge	12'3" x 10'11"
Kitchen/Diner	18'1" x 11'0"

First Floor

Bedroom 1	12'3" x 11'0"
Bedroom 2	11'0" x 8'7"
Bedroom 3	7'11" x 9'1"
Bathroom/WC	5'9" x 5'4"

*Room sizes to maximum points

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Shorthold Tenancy to 2 Individuals for a term of 6 months from 8th August 2012 (holding over) at a current rent of **£8,700 per annum** exclusive.

Note 1: There is a £725 Rent Deposit held.

Note 2: There is potential to extend the property to the rear and provide off-street parking at the front, subject to obtaining the necessary consents.

£8,700 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Hancock Quins – Tel: 01923 650 884
Ref: Ms Linzi Van Geene – Email: lvangeene@hancockquins.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts