



SITUATION

Located close to the junction with Northwell Drive in this residential housing development, opposite Lea Manor School's playing fields and approximately 4 miles north-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

A mid terrace **3 Bed House** planned on the ground and first floor benefitting from gas central heating (not tested), UPVC double glazing and a Rear Garden.

ACCOMMODATION*

Ground Floor

Lounge 12'7" × 15'3"
Kitchen/Diner 21'5" × 8'5"
WC

First Floor

Bedroom 1 15'5" × 8'5"
Bedroom 2 15'5" × 7'0"
Bedroom 3 12'5" × 5'4"
Bathroom/WC 8'7" × 5'10"

*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 an individual for a term of 6 months from 14th November 2012 (holding over) at a current rent of **£8,400 per annum** exclusive.



£8,400 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