

**LOT  
12**

## 8 Blundell Road, Luton Bedfordshire LU3 1SH

*By Order of a  
Housing Association*

A well located three bedroom semi-detached house requiring modernisation, with single garage and off-street parking. **Vacant.**

### **Tenure**

Freehold.

🚶 Luton

### **Location**

- Luton is a large town situated on the River Lea approximately 30 miles north-west of Central London
- The property is situated a short distance from the junction with Alder Crescent
- Shopping facilities are available locally and to a greater extent in the town centre, along with a good selection of cafés, bars and restaurants
- Recreational facilities can be found at Wardown Park, Peoples Park and Leagrave Common, which are all conveniently close by
- Nearby road communications are via the A6 and B579

### **Description**

- A semi-detached house
- Requires modernisation
- Off-street parking
- Single garage

### **Accommodation**

- Ground Floor – Entrance Hall, Lounge/Dining Room, Kitchen
- First Floor – Three Bedrooms, Bathroom/WC

### **Viewing**

Please refer to our website  
[savills.co.uk/auctions](https://savills.co.uk/auctions)



**LOT  
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## Ground Floor Flat 15 Broughton Road Thornton Heath, Surrey CR7 6AG

Of interest to owner occupiers, investors, builders and developers. A well located two bedroom ground floor flat requiring modernisation, with basement area with development potential to convert to a third bedroom subject to consent. **Vacant.**

### **Tenure**

Leasehold. 99 years from 29th September 1975. Ground rent £25 per annum. A Section 42 Notice of the Leasehold Reform, Housing and Urban Development Act 1993 to extend the lease has been served on the Landlord.

- Nearby road communications are via the A23 and A235

🚶 Thornton Heath

### **Location**

- Situated close to the junction with London Road
- Shopping facilities are available locally on London Road and to a greater extent in Croydon town centre, along with a good selection of cafés, bars and restaurants
- Recreational facilities can be found at Mitcham Common, which is conveniently close by

### **Description**

- A ground floor flat
- Requires modernisation
- Rear garden
- Potential to convert the basement to a third bedroom (subject to consent)

### **Accommodation**

- Ground Floor – Entrance Hall, Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

### **Viewing**

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[savills.co.uk/auctions](https://savills.co.uk/auctions)

