



MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - £165,000

Lucas Gardens, Luton, Bedfordshire, LU3 4BN



KEY FEATURES:

- EXCEPTIONAL CONDITION THROUGHOUT • ONE BEDROOM RETIREMENT APARTMENT • DECORATED TO A CONTEMPORARY THEME • CONSTRUCTED IN 2008 TO HIGH STANDARD • NO UPPER CHAIN COMPLICATIONS • NEWLY LAID CARPETS • PARKING FACILITIES • WALKING DISTANCE TO SAINSBURYS

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this luxury first floor one bedroom retirement apartment constructed by McCarthy & Stone, a reputable company providing affordable retirement living across the UK with no upper chain complications.

Constructed to an exemplary standard in 2008, this is the perfect property to enjoy a community spirit whilst retaining your independence. Onsite house manager, community functions including; fish & chip afternoons, domino's afternoons & arts & crafts days, guest facilities & communal lounge are a few of the attributes on offer.

Available for the over 60's or in the event of a couple purchasing one person must be over the age of 60 and the other over 55. Decorated to a contemporary theme throughout with smooth ceilings & newly laid carpets.

In brief the property comprises; Entrance hall (access via a secure intercom system), 19ft lounge/diner with feature fire place, fitted kitchen with integrated fridge & freezer, ample units & built in oven, hob & extractor fan, double bedroom with built in wardrobes & a fitted shower room.

Further benefits include; Double glazing, modern electric 'Dimplex' heaters, parking bays available, elevator to each floor, various security & emergency features, laundry room & communal gardens.

Contact Mantons for further information or to arrange an internal viewing.

Hughes Court is located in Barton Hills, a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. This particular apartment is located on the first floor. Local amenities include; Sainsbury's supermarket, doctors and local bus routes. M1 junction 11 is 5 miles, Legrave Thames Link train station is 2 miles & London Luton airport is only 7 miles away from the property.

Additional Information

EPC Rating B. Council Tax Band B. 499 sqft (Approx).

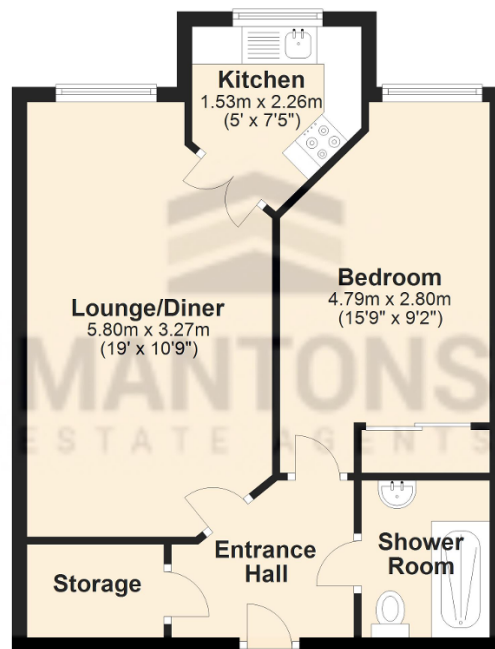
LEASE INFORMATION

Lease - 125 years from new (2008). 111 years remaining.
Ground rent - £500 per year (Approx.)



Ground Floor

Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 46.4 sq. metres (499.2 sq. feet)