



# MANTONS

ESTATE AGENTS

## 1 Bedroom Flat for Sale - Offers in Excess of £105,000

Reginald Street, Luton, Bedfordshire, LU2 7QZ



### KEY FEATURES:

- SPACIOUS FIRST FLOOR APARTMENT • IDEAL BUY-2-LET INVESTMENT • IN NEED OF REFURBISHMENT • ONE DOUBLE BEDROOM • WALKING DISTANCE TO LUTON TRAIN STATION • GAS CENTRAL HEATING & DOUBLE GLAZED • SPACIOUS LOUNGE/DINER • BATHROOM SUITE

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this spacious one bedroom first floor apartment, converted from a Victorian traditional house located in the Old Bedford Road area.

The Property does require some modernising which is reflected in the marketing price along with lease of approxamilty 60 years.

Ideal buy-to-let investment current tenant is looking to remain in the residence and currently paying £600 per month, within commutable distance to Luton Thames Link train station, airport & M1 junction 10.

In brief the property comprises; Entrance with stairs rising to the first floor, kitchen, bathroom suite, spacious living room with feature fireplace and bay window & generous size bedroom.

Further benefits include; Gas central heating & double glazed windows.

To arrange a viewing or for further information contact Mantons Estate Agents.

Reginald Street is positioned off the Old Bedford Road in the popular location of 'High Town'. Ideally located for commuters, Luton Thames Link train station and town centre are both within 0.5 miles. Also within easy reach to London Luton airport, junction 10 of the M1 motorway, beautiful open Greenland 'Wardown' park and 'Popes Meadow'.

## Additional Information

EPC Rating - D. Council Tax Band - A. 573 sqft (Approx).

### LEASE INFORMATION

Lease - 61 years remaining (Approx.)

Service Charge/ Ground Rent - £350 per year ( Approx)

