



# MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £225,000

Edgcott Close, Luton, Bedfordshire, LU3 4DT



## KEY FEATURES:

- BEAUTIFULLY PRESENTED BUNGALOW • NO UPPER CHAIN COMPLICATIONS • TWO WELL PROPORTIONED BEDROOMS • DECORATED TO A CONTEMPORARY THEME • NEWLY INSTALLED CARPETS • MODERN SHOWER ROOM & KITCHEN • 13FT CONSERVATORY & 19FT LOUNGE/DINER • ON SITE WARDENS OFFICE & MEETING ROOMS

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very well presented two bedroom retirement bungalow nestled in a cul-de-sac on the highly desirable Barton Hills development with no upper chain complications.

The property has recently been decorated to a contemporary theme with newly installed carpets, along with the added benefit of a 13ft conservatory & modern shower room.

The main resident (although NOT the owner) must be 55 years of age or over. Service charges for the development are in the region of £2,400 per year and cover warden service, all external garden maintenance, various security and emergency features, access on-site warden's office and meeting rooms. The property is Leasehold with approximately 64 years remaining but current owner can initiate extension process; adding 60 years to the lease will cost £12,820 (more information available on request).

Within walking distance of Sainsburys & Aldi Supermarkets, local shops, doctors and bus service.

The accommodation comprises; Entrance hall, lounge/diner, two bedrooms, fitted shower room & kitchen with patio door leading to the conservatory.

Further benefits include; Double glazed windows & doors and parking facilities. Externally there are professionally maintained and landscaped gardens which are a real credit to the exclusive development. Viewings come highly recommended, contact Mantons to arrange an appointment.

Edgcott Close 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. Local amenities include; Sainsbury's & Aldi supermarket, doctors and local bus routes. M1 junction 11 is 5 miles, Leagrave ThamesLink train station is 2 miles & London Luton airport is only 7 miles away from the property.

## Additional Information

EPC Rating - D. Council Tax Band - C. 705 sqft (Approx).

### LEASE INFORMATION

Lease - 64 years reaming (approx.) 99 years from July 1989

Service charge - £2,432 for the year

