



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £217,500

Dudley Street, Luton, Bedfordshire, LU2 0FR



KEY FEATURES:

- WELL APPOINTED FIRST FLOOR APARTMENT • TWO GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • SHORT WALK TO LUTON TRAIN STATION • 116 YEARS REMAINING ON THE LEASE (APPROX) • IDEAL FIRST TIME OR INVESTMENT PURCHASE • 18FT LOUNGE/DINER LEADING TO THE BALCONY • MODERN KITCHEN & BATHROOM

Description

MANTONS ESTATE AGENTS proudly present this remarkable two bedroom first-floor apartment, ideally situated within a short stroll from Luton ThamesLink train station & the town centre. This generously proportioned residence offers an expansive living space of approximately 779 sqft, featuring a balcony for added relaxation. Constructed to impeccable standards in 2015, with approximately 116 years remaining on the lease, this property presents an excellent opportunity for first-time buyers or investors, with an estimated rental income of £1000.00 per month.

Adorned in a contemporary theme throughout, boasting smooth ceilings & neutral floor coverings, this apartment exudes modern elegance. The layout comprises a communal entrance accessible via a secure intercom system, an entrance hall complete with ample storage cupboards, fitted bathroom suite, two spacious bedrooms, 18ft lounge/diner with sliding patio doors leading to the balcony, seamlessly flowing into a modern kitchen equipped with integrated appliances including a dishwasher, washing machine, and fridge/freezer.

Additional features include double glazed windows & electric heating.

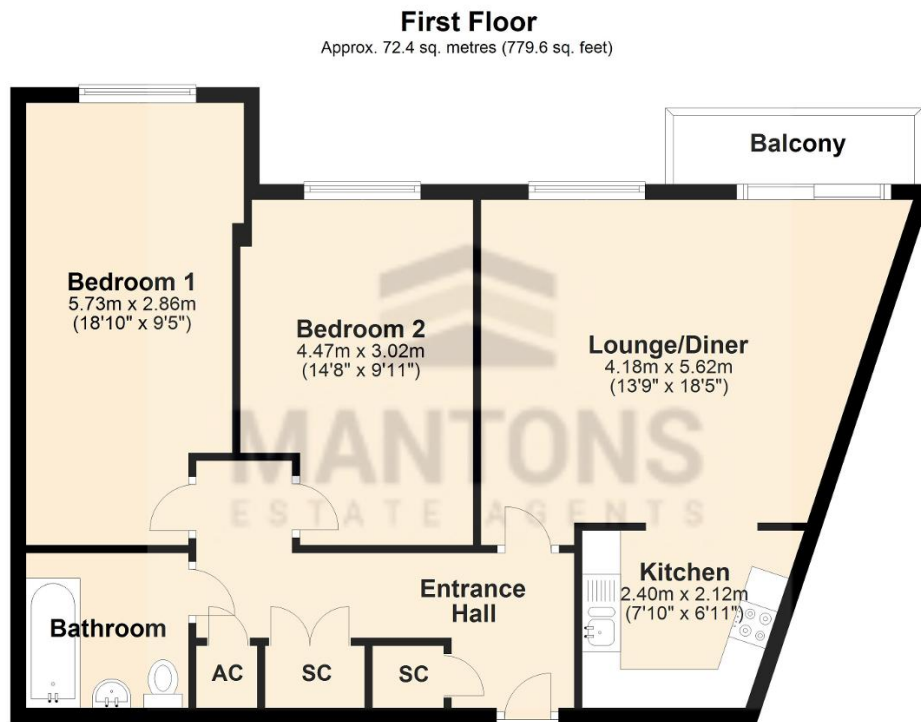
We highly recommend scheduling a viewing to fully appreciate the exceptional condition & size of this impressive apartment. Don't hesitate to contact Mantons Estate Agents to arrange a viewing.

High View Court, a purpose-built block of apartments constructed in 2015, remains as sought-after today as it was upon its inception. Situated approximately ten minutes' walk from the mainline Luton ThamesLink train station, residents enjoy convenient access to central London, with a swift 22-minute train journey to St Pancras. Just a five-minute stroll away lies Luton town centre, boasting a vibrant shopping mall, cinema multiplex, and an array of dining options.

The proximity to the M1 junction 10 motorway, a mere few minutes' drive away, facilitates effortless travel by road. Additionally, Luton London Airport is conveniently less than 10 minutes' drive from the property. For shopping enthusiasts, Luton Retail Park is a short drive away, housing renowned retailers such as Next, Argos, Starbucks, and more. Nature enthusiasts will appreciate the nearby open green spaces and the scenic Wardown Park, both within walking distance, offering tranquil escapes from urban life.

Additional Information

EPC Rating C. Council Tax Band B. 779 sqft (Approx).



Total area: approx. 72.4 sq. metres (779.6 sq. feet)