



# MANTONS

ESTATE AGENTS

1 Bedroom Maisonette for Sale - Offers in Excess of £160,000

Enderby Road, Luton, Bedfordshire, LU3 2HQ



## KEY FEATURES:

- VERY IMPRESSIVE GROUND FLOOR MAISONETTE • ONE DOUBLE BEDROOM • PRIVATE ENCLOSED REAR GARDEN • DRIVEWAY TO SIDE • REPLACEMENT CENTRAL HEATING SYSTEM • IDEAL FIRST TIME OR INVESTMENT PURCHASE • FITTED KITCHEN & BATHROOM • DECORATED TO A NEUTRAL THEME THROUGHOUT

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive one bedroom ground floor maisonette nestled in a cul-de-sac in the popular area of 'Warden Hills'. Generous size east facing rear garden & driveway for numerous vehicles to the side, two extremely rare attributes for this type of property.

Over the past 18 months the current owners have made significant improvements including a new central heating system (serviced via a combination boiler) & replacement double glazed windows & doors. Decorated to a modern & contemporary theme throughout. Ideal for a first time or investment purchase (£725 per month Approx).

In brief the property comprises; Entrance lobby, 17ft lounge, double bedroom, fitted bathroom suite, fitted kitchen with patio door leading to the rear garden.

Viewings come recommended to fully appreciate the condition & feel this property has to offer. Contact Mantons on 01582 883 989 | [sales@mantons-estateagents.co.uk](mailto:sales@mantons-estateagents.co.uk) to arrange a viewing.

Enderby Close is situated in Warden Hills, a very popular location on the outskirts of Luton. This particular development was constructed in the late 1980's and is as popular today as when first built. Walking distance to rolling countryside, local shops and doctors. Sainsbury's supermarket, 'The Warden' (public house) & South Beds Golf Course are all within easy reach.

## Additional Information

EPC Rating F. Council Tax Band A. 453 sqft (Approx.).

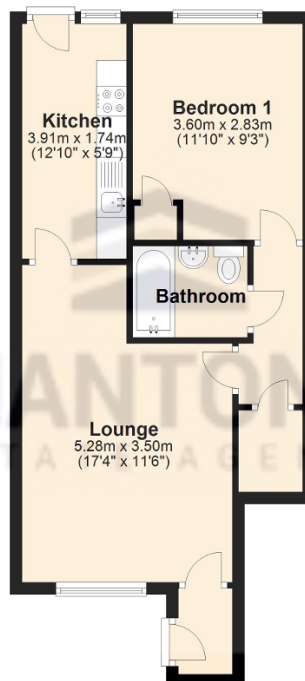
### LEASE INFORMATION

Lease - 999 years from 1964 (Approx.).  
Service charge & Ground rent - £0.



### Ground Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 42.1 sq. metres (453.1 sq. feet)