



# MANTONS

ESTATE AGENTS

2 Bedroom Maisonette for Sale - £165,000

Birchen Grove, Luton, Bedfordshire, LU2 7TL



## KEY FEATURES:

- TWO BEDROOM FIRST FLOOR MAISONETTE • NO UPPER CHAIN COMPLICATIONS • IDEAL FIRST TIME OR INVESTMENT PURCHASE • TWO GENEROUS SIZE BEDROOMS • EXTENDED LEASE OVER 140 YEARS REMAINING • EASY ACCESS TO M1 JUNCTION 10 • ENCLOSED REAR GARDEN • OPEN-PLAN LOUNGE/KITCHEN

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this spacious & well appointed two bedroom first floor maisonette located in Stopsley. This property is an ideal first time purchase or buy-to-let investment (£795 per month Approx).

The lease has been extended to over 140 years with no additional ground rent or service charge & has the added advantage of no upper chain complications.

In brief the property comprise; Entrance hall with stairs rising to the first floor, open-plan living room/kitchen, two well proportioned bedrooms, & a refitted bathroom suite.

Further benefits include; Enclosed rear garden, double glazed windows & storage cupboards including loft space.

An internal visit comes highly recommended contact Mantons Estate Agents for more information or to arrange a viewing.

Located in the popular area of 'Stopsley'. Ideally located within walking distance to Stopsley village where all local amenities can be found including, shops, doctors, chemist and coffee shops. Junction 10 of the M1 motorway & Parkway Thames Link train station are both within easy reach. Stopsley Primary & High are the school catchments.

## Additional Information

EPC Rating C. Council Tax Band A. 590 sqft (Approx.)

### LEASE INFORMATION

Lease - 140 years remaining (Approx.)  
No ground rent or service charge

