



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Sale - £238,000

Challney Gardens, Luton, Bedfordshire, LU4 8QQ



## KEY FEATURES:

- IMMACULATE TWO BEDROOM COACH HOUSE • CONSTRUCTED IN 2015 TO A HIGH STANDARD • DECORATED TO A CONTEMPORARY THEME • OVER 900 SQFT OF LIVING ACCOMMODATION • MODERN OPEN-PLAN LIVING/DINING/KITCHEN • FITTED WARDROBES TO BOTH BEDROOMS • BALCONY WITH A SOUTHERLY ASPECT • OVER 90 YEARS REMAINING ON THE LEASE

## Description

Mantons Estate Agents are pleased to offer for sale this rarely available two bedroom coach house constructed in 2015 to a high specification. An internal viewing is a must to fully appreciate the condition of this very impressive home.

Boasting over 900sqft of accommodation with an open-plan living space leading to a balcony over looking allotments. Decorated to a contemporary theme with a stylish kitchen & modern bathroom suite.

With the added benefit of no upper chain complications this property is ideal for a first time or investment buyer (Approx £875 rental income per month).

In brief the property comprises; Entrance with stairs rising to the first floor, light & airy entrance hall with storage cupboards & loft access, open-plan living, dining & kitchen area. Kitchen is fitted with high gloss doors & integrated appliances, stylish bathroom suite & two double bedrooms both with fitted wardrobes.

Further benefits include; Gas central heating via a combination boiler, double glazed windows, solar panels, garage with access to the rear of the property & additional storage cupboard.

For further information or to arrange a viewing contact Mantons Estate Agents.

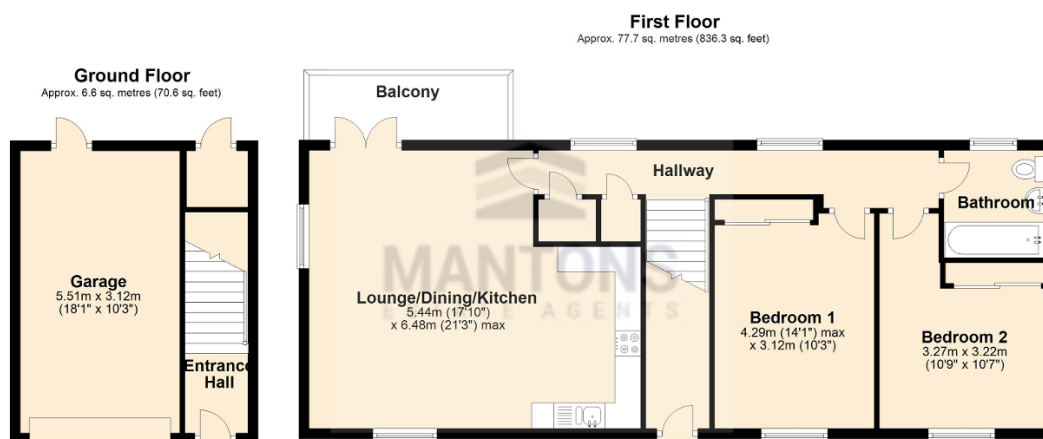
Challney Gardens is a small development constructed in 2015 located on the Luton/Dunstable borders. Within easy reach of all local amenities including Tesco's supermarket & schools. Walking distance to the new high speed bus route which connects the towns of Dunstable, Houghton Regis and Luton with Luton Airport, town centre and main railway station. Junction 11 of the M1 motorway is a short drive as is Leagrave Thames Link Train Station and Luton & Dunstable hospital.

## Additional Information

EPC Rating - A. Council Tax Band - B. 906 sqft (Approx.).

### LEASE INFORMATION

Lease - 99 years from new (2015)  
Service charge - £81.00 per month (Approx.)



Total area: approx. 84.3 sq. metres (906.9 sq. feet)