



MANTONS

ESTATE AGENTS

3 Bedroom Maisonette for Sale - £165,000

Sundon Park Parade, Luton, Bedfordshire, LU3 3BJ



KEY FEATURES:

- EXCELLENT VALUE FOR MONEY • NO UPPER CHAIN COMPLICATIONS • THREE BEDROOMS • GAS CENTRAL HEATING VIA A COMBI BOILER • REFITTED BATHROOM & B KITCHEN • GARAGE & PARKING • IDEAL FIRST TIME OR INVESTMENT PURCHASE • DOUBLE GLAZED WINDOWS & DOORS

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this spacious & well presented three bedroom maisonette located in Sundon Park with no upper chain complications. This property represents excellent value for money, with an approximate rental income of £850 per month (6% yield).

Within a short walk of Legrave Thames Link train station, local shops & schools. Easy access to M1 junction 11 & 11a of the M1 motorway. The lease has over 115 years remaining.

In brief the property comprises; Entrance hall, 13ft living room, 13ft refitted kitchen, refitted bathroom suite and three bedrooms, all with built-in storage.

Further benefits include; Sheltered roof terrace, gas central heating serviced via a combination boiler (installed in 2015), double glazed windows & doors, garage with power & parking available in-front.

To arrange a viewing or for further information contact Mantons Estate Agents.

Sundon Park is a popular residential area located in the North part of Luton, this particular property is located above Tesco's within walking distance of the main high street where you will find an abundance of local amenities including; Doctors, dentists, food outlets - Subway, convenience stores, Tesco's express, Aldi & pharmacies. Legrave Thames Link train station & M1 junction 11 & 11A are both within easy reach. Parklea Primary & Lealands High are the school catchments.



Additional Information

EPC Rating F. Council Tax Band A. 835 sqft (Approx.).

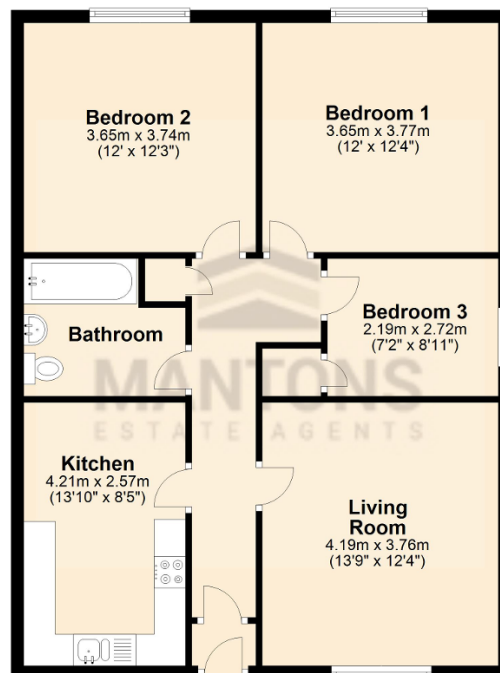
LEASE INFORMATION

Lease - 119 years remaining on the lease (Approx.)
Service charge & Ground rent - £TBC.



Ground Floor

Approx. 77.6 sq. metres (835.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 sq. feet)