



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £130,000

Downs Road, Luton, Bedfordshire, LU1 1XN



KEY FEATURES:

- REFURBISHED APARTMENT • NO UPPER CHAIN COMPLICATIONS • DECORATED TO A CONTEMPORARY THEME • 960 YEARS REMAINING ON THE LEASE • TWO BEDROOMS, FITTED WARDROBES TO MASTER • WALKING DISTANCE TO LUTON TRAIN STATION • REFITTED KITCHEN & SHOWER ROOM • EASY ACCESS TO M1 JUNCTION 10

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive two bedroom apartment with no upper chain complications.

In 2018 the property was completely refurbished to include a refitted shower room, stylish kitchen & a rewire. Decorated to a contemporary theme throughout with modern floor coverings. 960 years remaining on the lease with a share of Freehold.

Located within a short walk of Luton Thames Link train station and Luton Arndale shopping centre, also adjacent to green space - Dallow Downs & Winsdon Hill. Junction 10 of the M1 motorway & London Luton airport are both within easy reach, the perfect first time or investment purchase (£750 per month rental income Approx.).

In brief the property comprises; Entrance hall, refitted shower room, open-plan living/dining/kitchen with patio door leading to a communal garden & integrated appliances, two bedrooms, master bedroom with fitted wardrobes.

Further benefits include; Double glazed windows & doors, electric heating operated via 'Smart' heaters, BT fibre-optic internet connection, communal gardens, elevator, secure electric gates leading to resident parking bays & an individual garage.

Viewings come highly recommended to fully appreciate the condition & size of this apartment. Contact Mantons Estate Agents to arrange a viewing.

Startpoint is a purpose built block of apartments constructed in the 1970's proving as popular today as when first built. Approximately ten minutes walk to the mainline Luton Thames Link train station from which can be as little as a 22 minute train trip from Luton to St Pancras in London. Around five minutes walk to Luton town centre with its shopping Mall, cinema multiplex, and range of restaurants and food venues. 5-10 minute walk to Whipperley Ring Co-op and post office. Access to the M1 junction 10 motorway, again only a few minutes drive away, and also less than 10 minutes drive from Luton London airport. Luton Retail Park is only a short drive away with retailers such as Next, Argos, Starbucks, and many more.

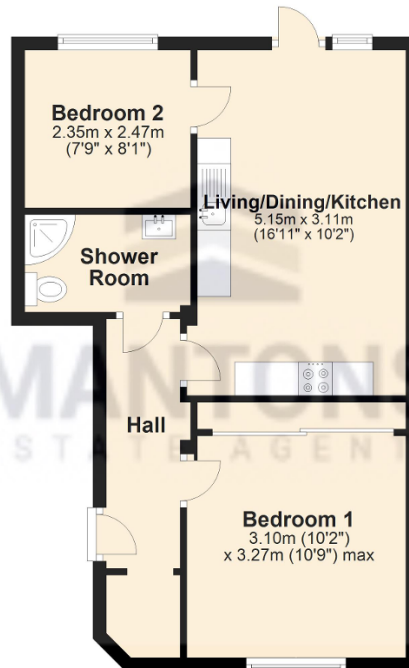
Additional Information

EPC Rating D. Council Tax Band A. 486 sqft (Approx.).



Ground Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 45.2 sq. metres (486.1 sq. feet)