



MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £230,000

Edgcott Close, Luton, Bedfordshire, LU3 4DT



KEY FEATURES:

- WELL PRESENTED TWO BEDROOM BUNGALOW
- NO UPPER CHAIN COMPLICATIONS
- MODERN REFITTED SHOWER ROOM
- REFITTED KITCHEN LEADING TO THE GARDEN
- SPACIOUS LOUNGE/DINER
- VARIOUS SECURITY & EMERGENCY FEATURES
- ON SITE WARDENS OFFICE & MEETING ROOMS
- WALKING DISTANCE TO SAINSBURYS

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very well presented two bedroom retirement bungalow nestled in a cul-de-sac on the highly desirable Barton Hills development with no upper chain complications.

All homeowners are required to be 55 years of age or over. The service charges for the development are in the region of £2,400 per year. Charges amongst other features are made for the communal garden maintenance, various security and emergency features, on site wardens office and meeting rooms. The property is Leasehold with approximately 66 years remaining.

Within walking distance of Sainsburys Supermarket, local shops, doctors and bus service.

The accommodation comprises; Entrance hall, lounge/diner, two bedrooms, refitted kitchen with patio door leading to the rear garden & patio, recently refitted shower room.

Further benefits include; Double glazed windows & doors and parking facilities. Externally there are professionally maintained and landscaped gardens which are a real credit to the exclusive development. Viewings come highly recommended, contact Mantons to arrange an appointment.

Edgcott Close is located in Barton Hills, a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. This particular property is nestled at the foot of a cul de sac. Local amenities include; Sainsbury's supermarket, doctors and local bus routes. M1 junction 11 is 5 miles, Leagrave Thames Link train station is 2 miles & London Luton airport is only 7 miles away from the property.

Additional Information

EPC Rating - E. Council Tax Band - C. 562 sqft (Approx).

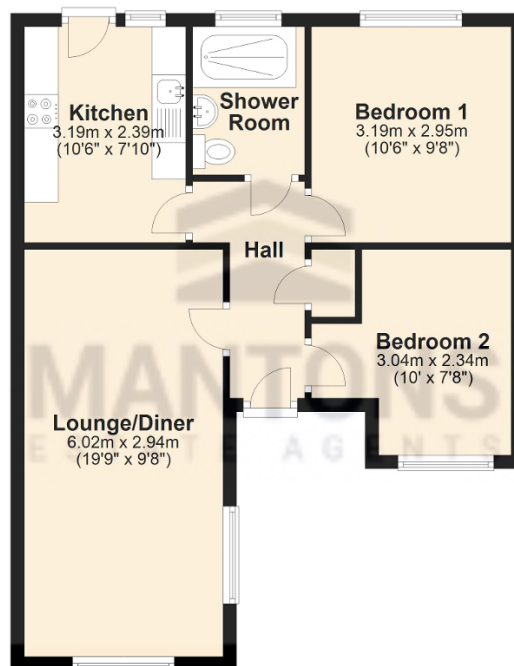
LEASE INFORMATION

Lease - 66 years reaming (approx.) 99 years from July 1989
Service charge - £2,432 for the year
Ground Rent - £0
Management Company - FirstPort



Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 52.3 sq. metres (562.9 sq. feet)