

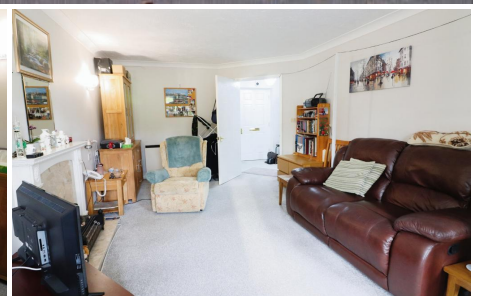


MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - £90,000

Old Bedford Road, Luton, Bedfordshire, LU2 7GL



KEY FEATURES:

- ONE BEDROOM RETIREMENT APARTMENT
- DECORATED TO A CONTEMPORARY THEME
- 98 YEARS REMAINING ON THE LEASE
- LOCATED ON THE FIRST FLOOR
- MODERN SHOWER ROOM & KITCHEN
- VIEWS OVER POPES MEADOW
- PARKING FACILITIES
- 24HR EMERGENCY CALL MONITORING

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this well presented first floor one bedroom retirement apartment constructed by McCarthy & Stone, a reputable company providing affordable retirement living across the UK.

This is the perfect property to enjoy a community spirit whilst retaining your independence. Onsite house manager, community functions including; fish & chip afternoons, domino's afternoons & arts & crafts days, guest facilities & communal lounge are a few of the attributes on offer.

Available for the over 60's or in the event of a couple purchasing one person must be over the age of 60 and the other over 55. Decorated to a contemporary theme throughout with a modern kitchen & shower room.

In brief the property comprises; Entrance hall (access via a secure intercom system) with large storage cupboard, 19ft living room, fitted kitchen with ample units & built in oven, hob & extractor fan, double bedroom & fitted shower room.

Further benefits include; Double glazing, electric heaters, parking bays available, elevator to each floor, various security & emergency features, laundry room, communal gardens & guest suite.

Contact Mantons for further information or to arrange an internal viewing.

Popes Court is located along the Old Bedford Road situated between Wardown Park & Popes Meadow, this particular apartment has views over Popes Meadow to the front. Luton Town Centre & Thames Link train station are both within a mile walk, whilst a frequent bus service runs along the Old Bedford Road.

Additional Information

EPC Rating B. Council Tax Band B. 482 sqft (Approx).

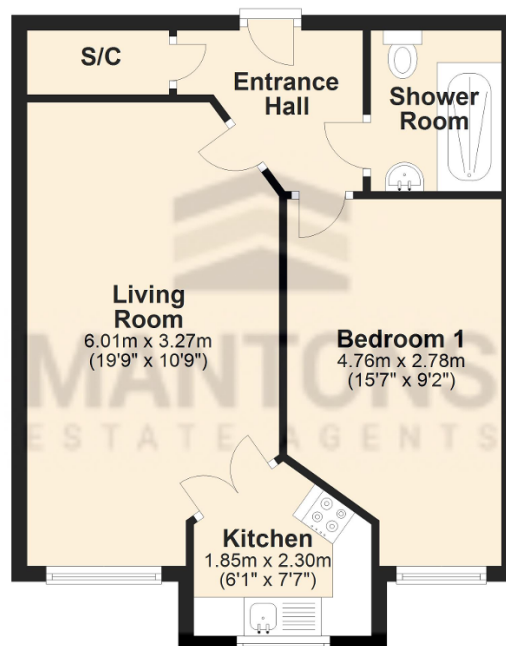
LEASE INFORMATION

Lease - 98 years remaining.
Service Charge & Ground Rent - £3400 per year (Approx.)
Management Company - First Port



Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 44.8 sq. metres (482.1 sq. feet)