



MANTONS

ESTATE AGENTS

1 Bedroom Cluster for Sale - £215,000

Lucas Gardens, Luton, Bedfordshire, LU3 4BG



KEY FEATURES:

- IMMACULATE ONE BEDROOM CLUSTER HOME • DECORATED TO A CONTEMPORARY THEME • IDEAL FIRST TIME OR INVESTMENT PURCHASE • GAS CENTRAL HEATING VIA A COMBI BOILER • REFITTED KITCHEN & BATHROOM SUITE • ALLOCATED PARKING BAY • DOUBLE GLAZED WINDOWS & DOORS • ENCLOSED REAR GARDEN

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this truly exceptional one bedroom cluster home located on the popular 'Barton Hills' development in North Luton. Ideal first time purchase or buy-to-let investment (£900pcm Approx rental income)

The property is decorated to a modern & contemporary theme throughout with a stylish refitted kitchen & bathroom suite. Living room with door leading to an enclosed rear garden & replacement combination boiler are a few of the attributes this property has to offer.

In brief the property comprises; Entrance porch with under stairs storage cupboard, living room with stairs rising to the first floor & door leading to the rear garden, refitted kitchen/diner with integrated freezer, refitted bathroom suite & bedroom with fitted wardrobes.

Further benefits include; Double glazed windows & doors, gas central heating serviced via a combination boiler (serviced annually), allocated parking bay & enclosed rear garden with gated side access.

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

Lucas Gardens 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 within walking distance to all local amenities including; Sainsbury's supermarket, doctors, dentist, public house and local bus routes. Warden Hill Primary & Lea Manor High are the school catchments.



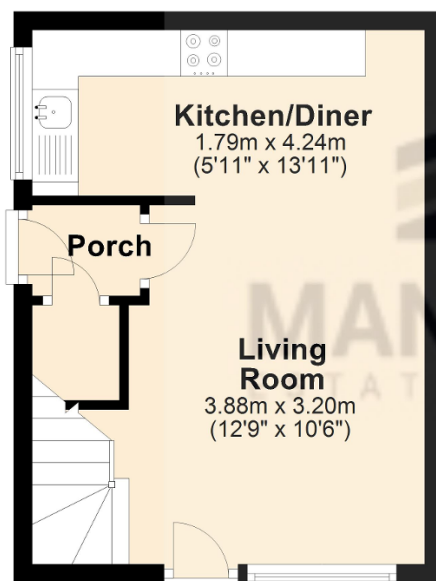
Additional Information

EPC Rating C. Council Tax Band B. 462 sqft (Approx.)



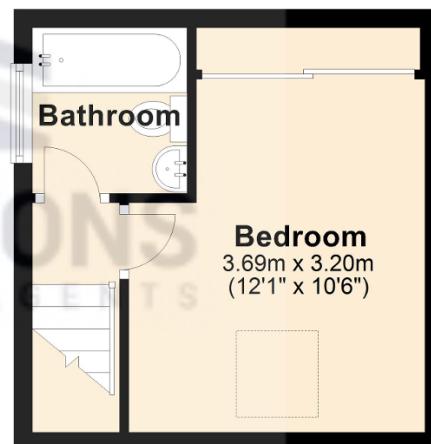
Ground Floor

Approx. 24.5 sq. metres (263.3 sq. feet)



First Floor

Approx. 18.5 sq. metres (199.4 sq. feet)



Total area: approx. 43.0 sq. metres (462.8 sq. feet)