



# MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - £135,000

Handcross Road, Luton, Bedfordshire, LU2 8JJ



## KEY FEATURES:

- VERY IMPRESSIVE SECOND FLOOR APARTMENT
- NO UPPER CHAIN COMPLICATIONS
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- ONE DOUBLE BEDROOM
- 999 YEAR LEASE FROM 1975
- ALLOCATED PARKING BAY & GARAGE IN BLOCK
- FITTED KITCHEN & BATHROOM
- EASY ACCESS TO M1 JUNCTION 10 & AIRPORT

## Description

Mantons Estate Agents proudly presents this exceptional one-bedroom second-floor apartment situated in the highly sought-after Stopsley area, boasting no upper chain complications.

Perfect for first-time buyers or investors, with potential rental income of £800 per month. 950 years remaining on the lease & £70.00 per month which covers the service charge, ground rent & Building insurance.

The property features a communal entrance with secure intercom system, entrance hall, spacious living room, double bedroom, well-appointed fitted kitchen, and bathroom suite.

Additional advantages include double glazed windows, allocated parking bay, and garage within a block.

Contact Mantons Estate Agents today to schedule a viewing or for more details.

Located in the highly desirable Stopsley area, Dellfield Court was built in the 1970s, offering convenient access to key amenities & transport links. London Luton Airport, Junction 10 of the M1 motorway, and Luton Parkway ThamesLink train station are all easily reachable, ensuring seamless connectivity for travelers & commuters alike. Additionally, the nearby 'Asda' supermarket is just a short drive away, while the 'Someries' Primary school & 'Putteridge' High school are both within walking distance, providing families with convenient access to quality education options.

## Additional Information

EPC Rating D. Council Tax Band A. 328 sqft (Approx.).

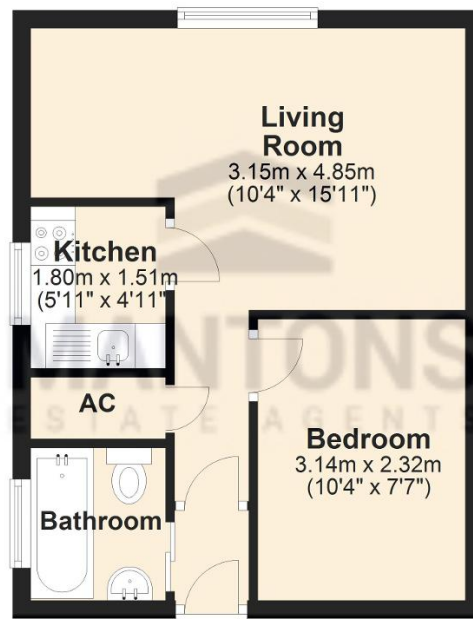
### LEASE INFORMATION

Lease - 950 years remaining approximately (999 year lease from 1975).  
Service charge, Ground rent & Building insurance - £70 per month (approx)



## Second Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 30.5 sq. metres (328.1 sq. feet)