



# MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - Offers in Excess of £215,000

Hughes Court, Lucas Gardens, Luton, Bedfordshire, LU3 4BN



## KEY FEATURES:

- WELL APPOINTED RETIREMENT APARTMENT
- TWO GENEROUS SIZE BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- CONSTRUCTED IN 2008 TO HIGH STANDARD
- EXTREMELY SPACIOUS
- POSITIONED ON THE TOP FLOOR
- ELEVATOR TO EACH FLOOR
- PARKING FACILITIES

## Description

Mantons Estate Agents proudly presents this exquisite top-floor two-bedroom retirement apartment with no upper chain complications, crafted by McCarthy & Stone, renowned for their commitment to providing affordable retirement living.

Rarely do two-bedroom apartments of this calibre become available. The spaciousness of this remarkable property, complemented by ample storage cupboards, fitted wardrobes in the master bedroom, and a luxurious four-piece bathroom suite, renders it an opportunity not to be missed.

Built to an exemplary standard in 2008, this residence offers an ideal blend of community spirit & independence. Amenities such as an onsite house manager, engaging community events like fish & chip afternoons, domino afternoons, and arts & crafts days, as well as guest facilities and a communal lounge, ensure a vibrant lifestyle. This property is available to individuals over 60 years old or, in the case of a couple, one person must be over 60 & the other over 55.

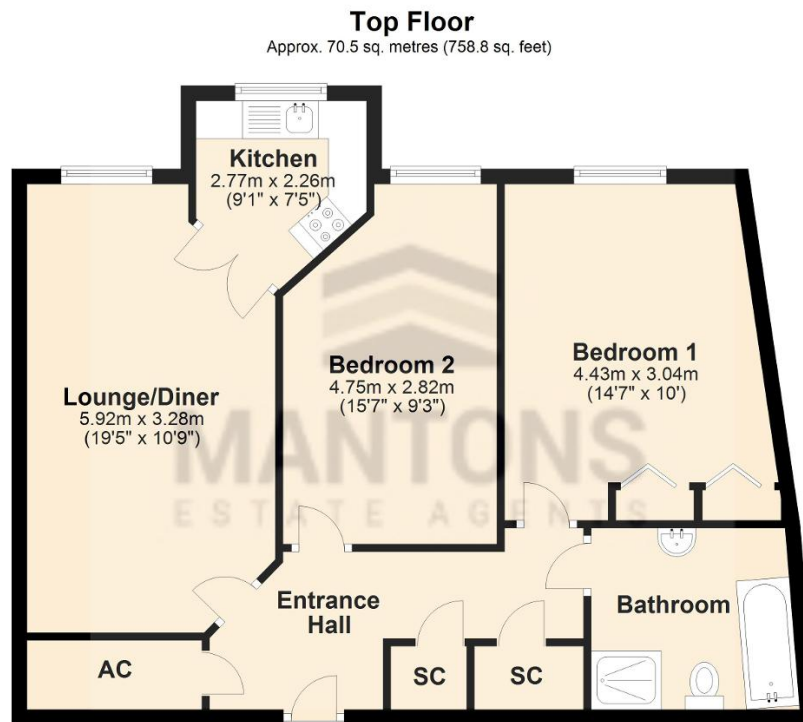
In summary, the property features an entrance hall with secure intercom access, a 19ft lounge/diner with glazed doors opening to a fitted kitchen equipped with integrated fridge & freezer, ample units, built-in oven, hob, and extractor fan. Additionally, there is a four-piece bathroom suite & two double bedrooms, with the master boasting built-in wardrobes.

Additional highlights include double glazing, modern electric 'Dimplex' heaters, available parking bays, an elevator servicing each floor, various security & emergency features, laundry room, and communal gardens. For further details or to schedule an internal viewing, please contact Mantons.

Hughes Court resides within Barton Hills, a prestigious housing development established in the early 1990s, maintaining its allure and desirability through the years. Situated on the top floor, this apartment enjoys the prime location within this esteemed community. Residents benefit from convenient access to various local amenities, including Sainsbury's & Aldi supermarkets, medical services, and nearby bus routes, ensuring everyday convenience. Transport links are readily accessible, with the M1 junction 11 just 3 miles away, Leagrave ThamesLink train station located 2 miles away, and London Luton airport a mere 7 miles from the property, facilitating effortless travel both locally and internationally.

## Additional Information

EPC Rating C. Council Tax Band C. 758 sqft (Approx).



Total area: approx. 70.5 sq. metres (758.8 sq. feet)