



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £250,000

Luton Road, Barton Le Clay, Bedfordshire, MK45 4LQ



KEY FEATURES:

- PURPOSE BUILT SPLIT LEVEL APARTMENT • TWO GENEROUS SIZE BEDROOMS • DECORATED TO A CONTEMPORARY THEME • OVER 980 YEARS REMAINING ON THE LEASE • GAS CENTRAL HEATING VIA A COMBI BOILER • FITTED KITCHEN & BATHROOM • VIEWS OVER OPEN GREENLAND • ALLOCATED PARKING BAY

Description

Mantons Estate Agents is delighted to present this impressive two-bedroom split-level apartment situated in the sought-after village of Barton Le Clay. Constructed in 2008, this purpose-built apartment offers approximately 723 sqft of living space spread over two floors.

The property boasts a modern & contemporary decor throughout, featuring a stylish kitchen & bathroom suite, a replacement combination boiler, and allocated parking. With over 980 years remaining on the lease & a service charge of £865.48 per year, which includes building insurance, this apartment offers convenience & peace of mind.

Upon entering, you are greeted by a communal entrance hall with stairs rising to the first floor, operated via a secure intercom system. The entrance hall itself offers three storage cupboards & stairs rising to the first floor, double bedroom, fitted bathroom suite, and an open-plan lounge/diner/kitchen. Upstairs, you'll find another double bedroom with a storage cupboard.

Additional benefits include double glazed windows, an allocated parking bay, gas central heating serviced via a combination boiler, intruder alarm, and access to a communal garden.

Viewings are highly recommended to fully appreciate the condition, size, and feel of this property. Contact Mantons today to arrange a viewing.

Nestled in the heart of the charming village of Barton Le Clay, Malin Court stands as an exclusive enclave comprising just six purpose-built apartments. Offering a rare blend of convenience & tranquility, this particular property boasts picturesque views overlooking open greenland to the front.

Positioned within easy reach of all essential amenities, residents enjoy the luxury of walking distance to the local doctor's surgery, Coop supermarket, pharmacy, as well as an array of restaurants & welcoming public houses. For those seeking leisurely pursuits, scenic strolls beckon over Barton Springs, while a convenient local bus route provides seamless access to both Luton & Bedford.

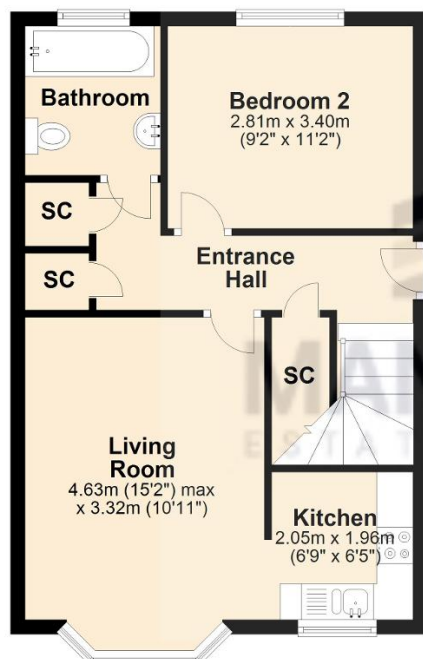
Families will appreciate the proximity to esteemed educational institutions, with Ramsey Lower, Arnold Middle, and Harlington Upper serving as the esteemed school catchments for this locale.

Embrace the epitome of village living coupled with modern convenience at Malin Court. Experience the harmonious blend of community charm & contemporary comfort in this idyllic setting.



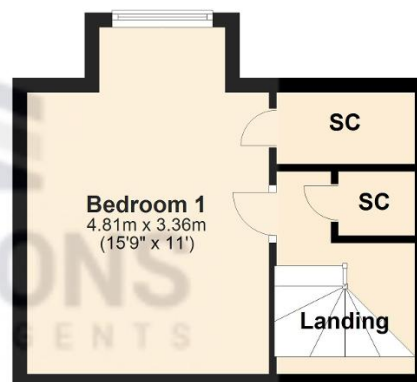
Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.3 sq. feet)



Total area: approx. 67.2 sq. metres (723.2 sq. feet)