



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £100,000

Arndale Court, Moulton Rise, Luton, Bedfordshire, LU2 0BH



KEY FEATURES:

- IN NEED OF COMPLETE REFURBISHMENT
- POSITIONED ON THE TOP FLOOR
- TWO GENEROUS SIZE BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- CASH BUYERS ONLY
- WALKING DISTANCE TO LUTON TRAIN STATION
- GARAGE IN A BLOCK
- PERFECT INVESTMENT OPPORTUNITY

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very spacious two bedroom apartment located on the top floor. In need of modernisation which is reflected in the marketing price. CASH BUYERS ONLY.

Offering the added advantage of no upper chain, this property is an ideal choice for investors (yielding approximately £1100.00 per month in rental income, once works are complete).

Located within a short walk of Luton ThamesLink train station and Luton Arndale shopping centre. Junction 10 of the M1 motorway & London Luton airport are both within easy reach.

In brief the property comprises; Entrance hall, bathroom, lounge/diner, kitchen & two generous size bedrooms.

Further benefits include a garage & a share of the Freehold.

Viewings come highly recommended contact Mantons Estate Agents to arrange a viewing or for further information.

Arndale Court, situated off Moulton Rise a purpose built block of apartments proving as popular today as when first built. Approximately five minutes walk to the mainline Luton ThamesLink train station from which can be as little as a 22 minute train trip from Luton to St Pancras in London. Around five minutes walk to Luton town centre with its shopping Mall, cinema multiplex, and range of restaurants and food venues. Access to the M1 junction 10 motorway, again only a few minutes drive away, and also less than 10 minutes drive from Luton London airport. Luton Retail Park is only a short drive away with retailers such as Next, Argos, Starbucks, and many more.



Additional Information

EPC Rating G. Council Tax Band B. 612 sqft (Approx.).

LEASE INFORMATION

Lease - TBC . Share of Freehold.

Service charge & Ground rent - £TBC per year (Approx.)

Management Company - Peter Hill