



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £180,000

Havelock Road, Luton, Bedfordshire, LU2 7YE



KEY FEATURES:

- WELL APPOINTED TOP FLOOR APARTMENT • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • VIEWS OVER OPEN PARKLAND • GARAGE • IDEAL FIRST TIME OR INVESTMENT PURCHASE • OVER 970 YEARS REMAINING ON THE LEASE • WALKING DISTANCE TO LUTON TRAIN STATION

Description

MANTONS ESTATE AGENTS are delighted to present this impeccably appointed & generously proportioned two bedroom top-floor apartment, conveniently situated within a short stroll of Luton town centre & ThamesLink train station.

Offering the added advantage of no upper chain, this property is an ideal choice for first time buyers or investors (yielding approximately £1000.00 per month in rental income). With an impressive lease term of over 970 years remaining, this residence assures long-term security & value.

The accommodation briefly comprises a communal entrance hall with stairs ascending to the top floor, leading into the apartment's entrance hall. Inside, you'll find two double bedrooms, bathroom, a spacious lounge/diner boasting views over verdant greenery with balcony for enjoying the outdoors and a fitted kitchen.

Additional highlights include double glazed windows as well as the added convenience of a garage.

Viewings are highly recommended to fully appreciate the potential of this property. Don't hesitate to contact Mantons to schedule an appointment.

Arden Place comprises purpose built apartments situated just a stone's throw away from Luton ThamesLink train station & the town centre. This specific property offers charming views of the picturesque 'People's Park' & its surrounding woodland. Nearby, residents can find a variety of convenient stores in Hightown, while Luton shopping centre is easily accessible on foot. For commuters, Junction 10 of the M1 motorway & London Luton airport are just a short drive away. Families will appreciate the proximity to St Matthew's Primary & Stopsley High School, both within the school catchment area.

Additional Information

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

LEASE INFORMATION

Lease - 979 years remaining on the Lease (Approx.)

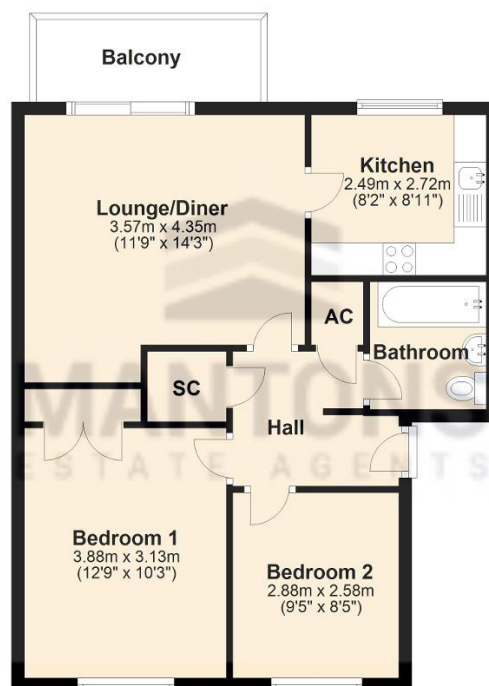
Service charge & Ground rent - £840.00 per year (Approx.)

Management Company - SR Wood



Ground Floor

Approx. 56.9 sq. metres (612.9 sq. feet)



Total area: approx. 56.9 sq. metres (612.9 sq. feet)