



MANTONS

ESTATE AGENTS

1 Bedroom Studio for Sale - £130,000

Somersby Close, Luton, Bedfordshire, LU1 3XB



KEY FEATURES:

• IMMACULATE STUDIO APARTMENT • NO UPPER CHAIN COMPLICATIONS • DECORATED TO A CONTEMPORARY THEME • GAS CENTRAL HEATING VIA A COMBI BOILER • WALKING DISTANCE TO LUTON TRAIN STATION • FITTED KITCHEN & BATHROOM • EASY ACCESS TO M1 J10 & AIRPORT • OVER 950 YEARS ON REMAINING ON THE LEASE

Description

MANTONS ESTATE AGENTS proudly present this impeccably maintained studio apartment, nestled in a serene cul-de-sac within the coveted 'South Luton' locale, boasting a seamless transaction with no upper chain complications.

This generously proportioned studio, spanning 325 sqft, presents an ideal opportunity for first-time buyers or savvy investors (achieving approx £850 per month). Adorned with contemporary decor & chic fixtures, an internal viewing is essential to fully grasp the allure of this property.

The accommodation comprises a secure communal entrance with an intercom system, leading to the top floor via stairs. Inside, discover an inviting entrance hall, a well-appointed fitted kitchen, a modern bathroom & an airy open-plan lounge/bedroom featuring a fitted bed & ample storage.

Additional highlights include double glazed windows, efficient gas central heating, loft access via ladder, an allocated parking bay & access to communal gardens.

Book your viewing today with Mantons to explore this remarkable property firsthand.

Somersby Close, a charming modern enclave nestled in South Luton, was crafted in the mid-1980s. Its prime location caters wonderfully to commuters, positioned just a mile away from the bustling Luton ThamesLink train station. From there, a mere 22-minute train journey transports you swiftly to St Pancras, London. Within a leisurely 15-minute stroll lies Luton town center, boasting a vibrant shopping mall, a cinema multiplex, and an array of enticing restaurants & eateries. Accessibility is further enhanced by the proximity to the M1 junction 10 motorway, a mere few minutes' drive away. Moreover, Luton London Airport is conveniently less than a 10-minute drive from this locale. For those inclined towards retail therapy, Luton Retail Park beckons just a short drive away, featuring esteemed retailers such as Next, Argos, Starbucks, and more.

Additional Information

EPC Rating C. Council Tax Band A. 325 sqft (Approx).

LEASE INFORMATION

Lease - 999 years from June 1984 (959 years remaining Approx.)

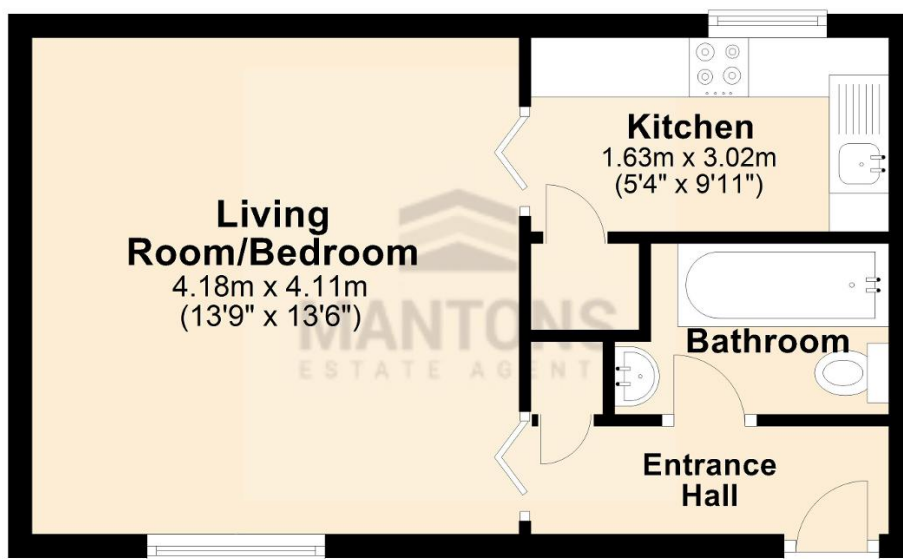
Service charge/Ground Rent - £990.00 per year (Approx.)

Management Company - SR Wood & Son



Ground Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 30.2 sq. metres (325.3 sq. feet)