

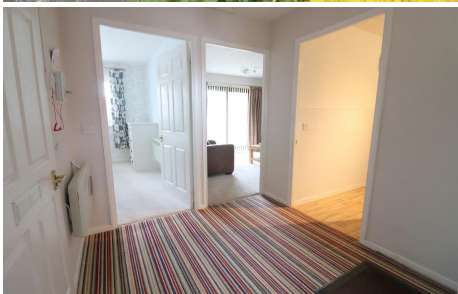


MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £230,000

Edgcott Close, Luton, Bedfordshire, LU3 4DT



KEY FEATURES:

- BEAUTIFULLY PRESENTED BUNGALOW
- TWO GENEROUS SIZE BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- REFITTED SHOWER ROOM
- CUL DE SAC LOCATION IN BARTON HILLS
- PARKING FACILITIES
- WALKING DISTANCE TO SAINSBURYS & ALDI
- DOUBLE GLAZED WINDOWS & DOORS

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this beautifully presented two bedroom retirement bungalow, nestled in a cul-de-sac within the highly desirable Barton Hills development. This property is available with no upper chain complications.

Recently decorated in a contemporary style, the bungalow features a newly installed shower room, fitted wardrobes in the master bedroom & replacement electric heaters.

The main resident, although not necessarily the owner, must be 55 years of age or older. The development's service charges are approximately £2,400 per year, covering warden services, all external garden maintenance, various security & emergency features, as well as access to the on-site warden's office & meeting room. The property is leasehold, with approximately 64 years remaining.

Conveniently located within walking distance of Sainsbury's & Aldi supermarkets, local shops, doctors & bus services.

The accommodation includes an entrance hall, living room with sliding patio doors leading to a rear garden with an electric awning to cover the patio, two bedrooms, kitchen & a refitted shower room. Additional benefits include double glazed windows fitted with shutters & parking facilities. Externally, the professionally maintained & landscaped gardens enhance the appeal of this exclusive development. Contact Mantons to arrange an appointment.

Edgcott Close is located in Barton Hills, a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. Local amenities include; Sainsbury's & Aldi supermarket, doctors and local bus routes. M1 junction 11 is 5 miles, Leagrave ThamesLink train station is 2 miles & London Luton airport is only 7 miles away from the property.

Additional Information

EPC Rating - E. Council Tax Band - C. 594 sqft (Approx).

LEASE INFORMATION

Lease - 64 years remaining (approx.) 99 years from July 1989

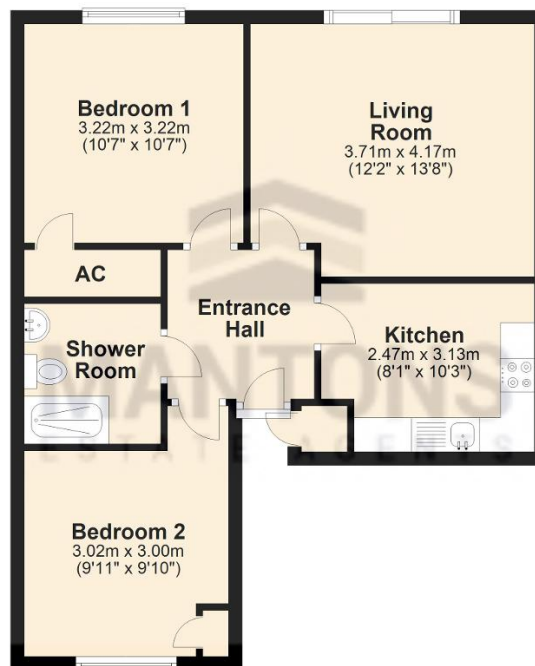
Service charge - £2,432 for the year

Ground Rent - £0



Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 55.3 sq. metres (594.8 sq. feet)