



# MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - £125,000  
Vincent Road, Luton, Bedfordshire, LU4 9BB



## KEY FEATURES:

- SPACIOUS GROUND FLOOR APARTMENT
- NO UPPER CHAIN COMPLICATIONS
- ONE DOUBLE BEDROOM
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- WALKING DISTANCE TO LEAGRAVE STATION
- FITTED KITCHEN & BATHROOM
- ALLOCATED PARKING BAYS
- EASY ACCESS TO M1 JUNCTION 11 & 11A

## Description

MANTONS ESTATE AGENTS are delighted to present this impeccably appointed & generously proportioned one bedroom ground floor apartment, conveniently situated within a short stroll of Leagrave 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 £800.00 per month in rental income). With an impressive lease term of 108 years remaining, this residence assures long-term security & value.

The accommodation briefly comprises a communal entrance hall with secure intercom access. Inside, you'll find a double bedroom with built-in storage, bathroom, spacious lounge/diner and a fitted kitchen.

Additional highlights include double glazed windows as well as the added convenience of resident parking.

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

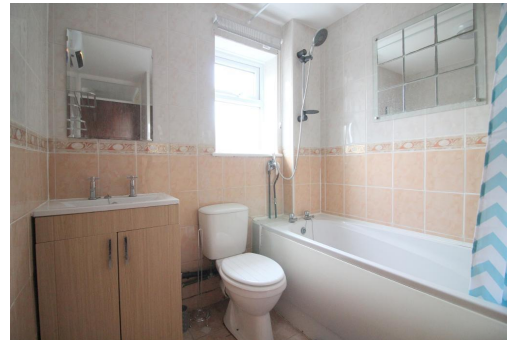
Woburn Court is positioned at the foot of Vincent Road a popular location on the outskirts of Leagrave. Leagrave ThamesLink train station is within short walking distance (0.5 miles) as is Leagrave high street where you will find a vast array of shops & food outlets. L&D hospital is 1.3 miles & M1 junction 11 & 11a are both within a 1.5 mile drive. Leagrave Primary & Lealands High are the school catchments.

## Additional Information

EPC Rating E. Council Tax Band A. 485 sqft (Approx.).

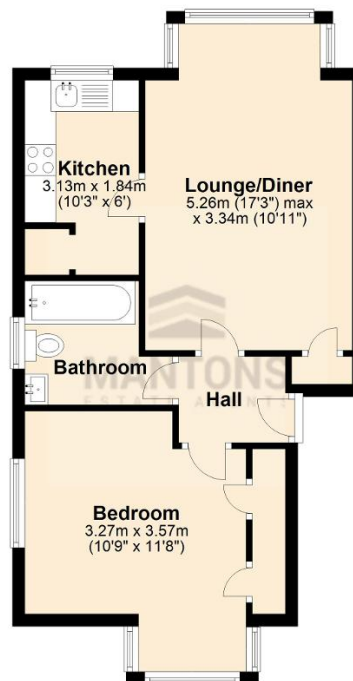
### LEASE INFORMATION

Lease - 108 years remaining on the Lease (Approx.)  
Service charge & Ground rent - £1932.00 per year (Approx.)  
Management Company - First port



### Ground Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 45.1 sq. metres (485.4 sq. feet)