



MANTONS

ESTATE AGENTS

2 Bedroom Maisonette for Sale - £250,000

Silver Birch Avenue, Houghton Regis, Bedfordshire, LU5 7AA



KEY FEATURES:

- VERY IMPRESSIVE COACH HOUSE • TWO WELL PROPORTIONED BEDROOMS • DECORATED TO A CONTEMPORARY THEME • EN SUITE TO MASTER BEDROOM • OPEN-PLAN KITCHEN/DINER & SITTING ROOM • CENTRAL HEATING VIA COMBINATION BOILER • CONSTRUCTED IN 2021 TO A HIGH STANDARD • STYLISH BATHROOM SUITE

Description

Mantons Estate Agents proudly present this impressive two bedroom coach house, built in 2021 to a high specification. An internal viewing is essential to fully appreciate its size, condition & ambiance. This property offers over 790 square feet of contemporary living space, featuring modern floor coverings, a stylish kitchen, sleek bathroom & an en suite.

Ideal for first-time buyers or investors, it can generate approximately £1400.00 in rental income per month.

The property includes an entrance with stairs leading to the first floor, a light & airy landing with a storage cupboard, an open-plan living, dining & kitchen area with ample units & integrated appliances. There is a stylish bathroom suite & two double bedrooms, with the master bedroom featuring an en suite shower room & built-in wardrobes.

Additional benefits include gas central heating via a combination boiler, double glazed windows, an allocated parking bay at the rear & an additional store room.

For more information or to arrange a viewing, please contact Mantons Estate Agents.

Silver Birch Avenue is positioned in a desirable new residential community in the well connected town of Houghton Regis. The Linmere development features a range of contemporary new homes, bordering acres of landscaped parkland & within walking distance of a school, on-site amenities & leisure facilities. Residents of this semi-rural neighbourhood will also benefit from excellent transport links with M1 junction 11a on the door step.

Additional Information

EPC Rating B. Council Tax Band B. 793 sqft (Approx.).

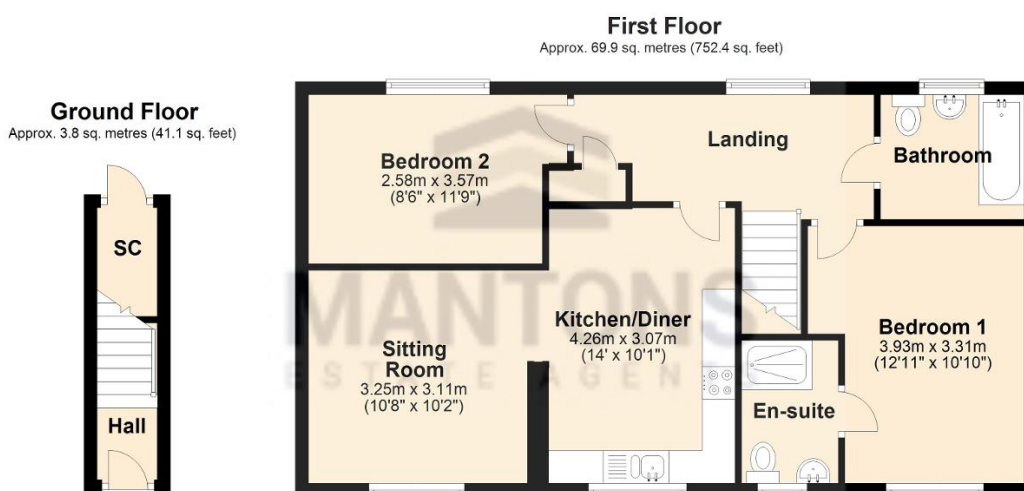
LEASE INFORMATION

Lease - 999 years from new (2021). 996 years remaining (Approx.)

Service charge - £358.00 per year (Approx.)

Ground rent - £42.00 per month (Approx.)

Management Company - Trinity



Total area: approx. 73.7 sq. metres (793.5 sq. feet)