

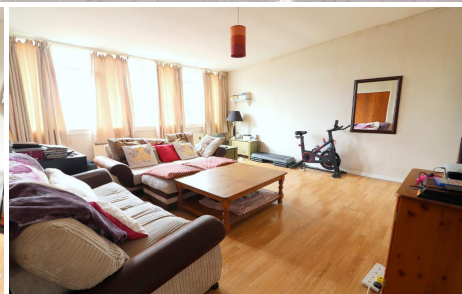


# MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £185,000

Dunstable Road, Luton, Bedfordshire, LU4 0HF



## KEY FEATURES:

- VERY IMPRESSIVE SPLIT LEVEL APARTMENT
- OVER 990 SQFT OF MODERN LIVING SPACE
- OVER 960 YEARS REMAINING ON LEASE
- ALLOCATED PARKING BAY
- SHORT WALK TO L&D HOSPITAL
- EASY ACCESS TO THAMESLINK TRAIN STATION
- IDEAL INVESTMENT, £1000 PER MONTH RENTAL
- BALCONY PROVIDING SPECTACULAR VIEWS

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this unique two bedroom 'split level' apartment. Configured over two floors providing over 990 sqft of living accommodation, an internal viewing is a must to fully appreciate the versatility & space this property has to offer.

Ideal for a first time buyer or investment purchase (approx £1000 per month rental income) within a 5 minute walk to Luton & Dunstable hospital, ideal position for hospital staff.

Generous size balcony providing spectacular views across the town, over 960 years remaining on the lease & allocated parking bay.

In brief the property comprises; Communal entrance with stairs rising to the top floor via secure intercom access, utility room, bathroom, 17ft lounge/diner with storage cupboard & stairs rising to the first floor, study area & a 15ft master bedroom with built-in wardrobes complete the ground floor. Bedroom two leading to a generous size balcony & a fitted kitchen occupy the first floor.

Further benefits include; Double glazed windows, high ceilings & allocated parking bay.

Contact Mantons to arrange a viewing or for further information.

Swanston Grange is a purpose built block of apartments situated within a short walk of Luton & Dunstable Hospital. This particular top floor apartment offers spectacular views over the town. The location on the Luton/Dunstable border provides easy access to numerous amenities, including Tesco supermarket, bus stops & schools. Junction 11 of the M1 motorway & Legrave Thameslink Train Station are both a short drive away. The area falls within the catchment of Ferrars Primary School & Chalk Hills Academy, and Seabrook's private nursery is also nearby.

## Additional Information

EPC Rating F. Council Tax Band A. 994 sqft (Approx.).

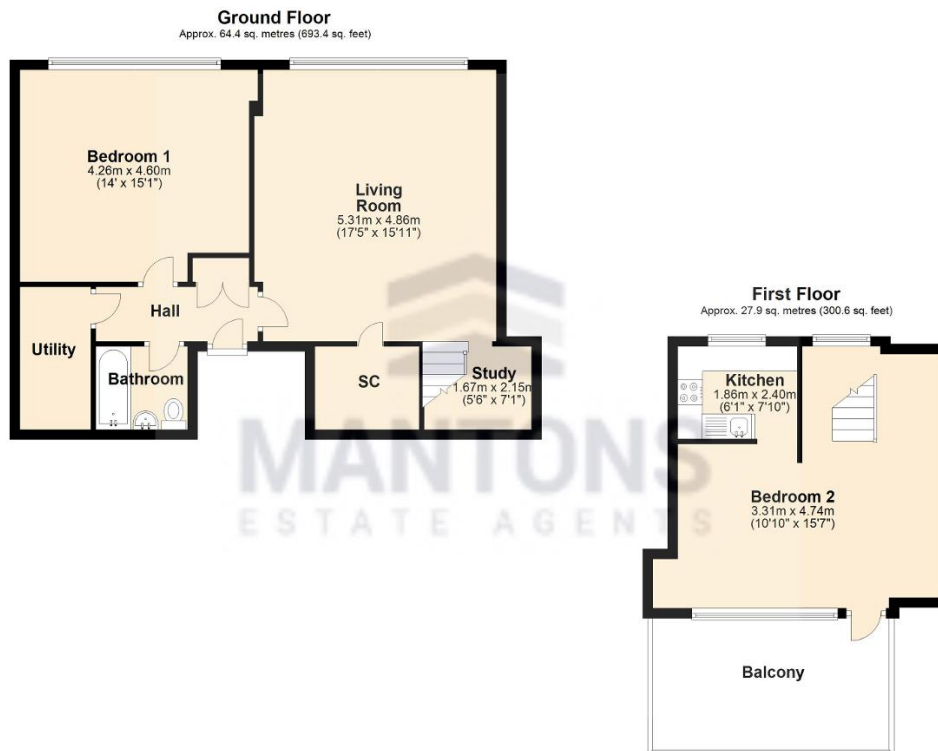
### LEASE INFORMATION

Lease - 999 years from March 1986. 961 years remaining.

Service charge - £478.00 per half year.

Ground rent - £0

Management company - SR Wood



Total area: approx. 92.3 sq. metres (994.0 sq. feet)