



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £185,000

Orchid Close, Luton, Bedfordshire, LU3 3EX



KEY FEATURES:

- WELL PRESENTED FIRST FLOOR APARTMENT • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • 107 YEARS REMAINING ON THE LEASE (APPROX) • WALKING DISTANCE TO LEAGRAVE STATION • IDEAL FIRST PURCHASE OR INVESTMENT • FITTED WARDROBES TO BOTH BEDROOMS • WALKING DISTANCE TO AN ARRAY OF SHOPS

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well presented two bedroom first floor apartment, nestled in a select close in the popular area of Sundon Park, with no upper chain complications.

Constructed in 2006 to a high standard, the apartment has approximately 107 years remaining on the lease. It is an ideal first time purchase or investment opportunity, with a potential rental income of £1100.00 per month. The property has been decorated in a contemporary style with neutral floor coverings & fitted wardrobes to both bedrooms.

The apartment comprises: a communal entrance accessed via a secure intercom system, entrance hall, two well proportioned bedrooms, a 17ft lounge/diner, fitted bathroom suite & a modern kitchen.

Additional benefits include double glazed windows, gas central heating serviced via a combination boiler, an allocated parking bay & communal gardens.

Viewings are highly recommended to fully appreciate the condition and size of this impressive apartment. Contact Mantons Estate Agents to arrange a viewing.

Orchid Close is a small development built in 2006, situated in Sundon Park, a popular residential area in the northern part of Luton. The main high street is within walking distance, offering a variety of shops & food outlets such as Greggs, Subway, convenience stores, Tesco Express & a pharmacy. Legrave Thameslink train station, as well as M1 junctions 11a & 11, are easily accessible. The area falls within the school catchments for Parklea Primary & Lealands High.

Additional Information

EPC Rating B. Council Tax Band B. 541sqft (Approx.).

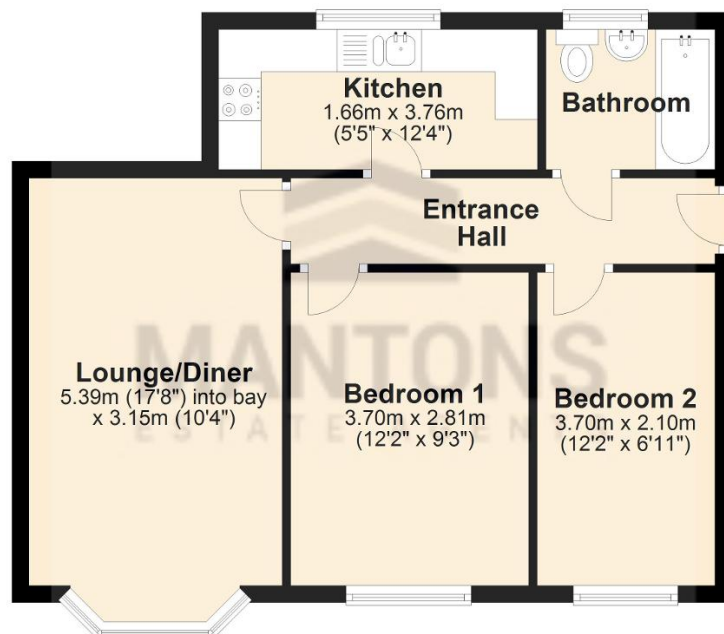
LEASE INFORMATION

Lease - 125 years from new (2006 build, Approx.)
 Service Charge - £1500.00 per year (Approx.)
 Ground Rent - £150.00 per year (Approx.)
 Management Company - RedBrick



Ground Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



Total area: approx. 50.3 sq. metres (541.0 sq. feet)