



# MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - £150,000

Hughes Court, Lucas Gardens, Luton, Bedfordshire, LU3 4BN



## KEY FEATURES:

- FIRST FLOOR RETIREMENT APARTMENT • NO UPPER CHAIN COMPLICATIONS • ONE DOUBLE BEDROOM WITH WARDROBES • VARIOUS SECURITY & EMERGENCY FEATURES • WALKING DISTANCE TO SAINSBURYS & ALDI • FITTED KITCHEN • LOUNGE/DINER • PARKING FACILITIES

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this one bedroom first floor retirement apartment with no upper chain. McCarthy & Stone, a reputable company provide affordable retirement living across the UK, this particular development was constructed in 2012.

This is the perfect property to enjoy a community spirit whilst retaining your independence. Onsite house manager, community functions including: fish & chip afternoons, domino's afternoons & arts & crafts days, guest facilities & communal lounge are a few of the attributes on offer.

Available for the over 60's or in the event of a couple purchasing one person must be over the age of 60 and the other over 55. Decorated to a contemporary theme throughout with smooth ceilings & modern floor coverings.

In brief the property comprises; Entrance hall (access via a secure intercom system), lounge/diner with window overlooking the communal garden, kitchen fitted with ample units, built in oven, hob & extractor fan, double bedroom with built in wardrobes & a fitted shower room.

Further benefits include; Double glazing, electric heaters, parking bays available on a first come basis, stairlift to the first floor, various security & emergency features, laundry room & communal gardens.

Contact Mantons for further information or to arrange an internal viewing.

Hughes Court 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. This particular apartment is located on the first floor. 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 C. Council Tax Band B. 447 sqft (Approx).

### LEASE INFORMATION

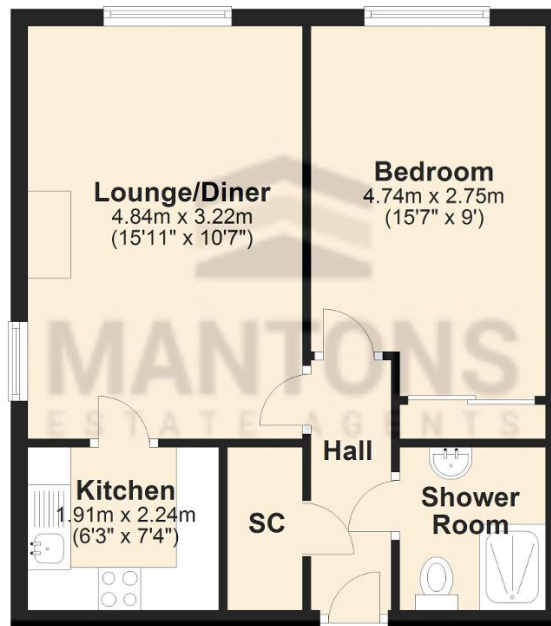
Lease - 125 years from new (2012). 112 years remaining.

Ground rent - £425 per year (Approx.). Service Charge - £3190 per year (Approx.)



## Ground Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 41.6 sq. metres (447.4 sq. feet)