



# MANTONS

ESTATE AGENTS

1 Bedroom Cluster for Sale - £190,000

Lesbury Close, Luton, Bedfordshire, LU2 9UP



## KEY FEATURES:

- WELL APPOINTED ONE BEDROOM CLUSTER HOME • NO UPPER CHAIN COMPLICATIONS • IDEAL FIRST TIME OR INVESTMENT PURCHASE • GAS CENTRAL HEATING & DOUBLE GLAZED • GRAVELED FRONT GARDEN • DRIVEWAY FOR TWO VEHICLES • FITTED KITCHEN & BATHROOM • EASY ACCESS TO M1 JUNCTION 10 & AIRPORT

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed one bedroom cluster home located on the popular 'Wigmore' development with no upper chain complications.

Ideal first time purchase or buy-to-let investment (£1000pcm Approx rental income per month). Decorated to a contemporary theme throughout with gas central heating & double glazing.

In brief the property comprises; Living room with stairs rising to the first floor, double bedroom, fitted kitchen & bathroom.

Further benefits include; Graveled front garden & driveway for two vehicles (driveway to the right-hand side of the adjoining property).

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

Wigmore is an esteemed housing development, constructed in the late 1980s, nestled alongside the picturesque Hertfordshire countryside, proving to be as popular today as when first built. This particular property is nestled at the foot of the cul de sac. Residents enjoy convenient access to a plethora of local amenities, including an Asda supermarket, medical facilities, public house, food outlets & well connected bus routes. Moreover, its strategic location places Junction 10 of the M1, London Luton Airport & Parkway ThamesLink train station in close proximity. Families are particularly drawn to the area for its reputable educational institutions, with Wigmore Primary & Queen Elizabeth High School serving as the catchments for eager learners.

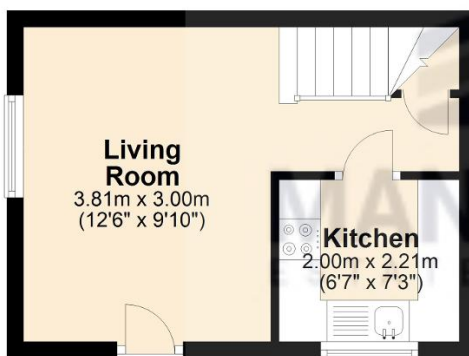


## Additional Information

EPC Rating D. Council Tax Band B. 443 sqft (Approx).

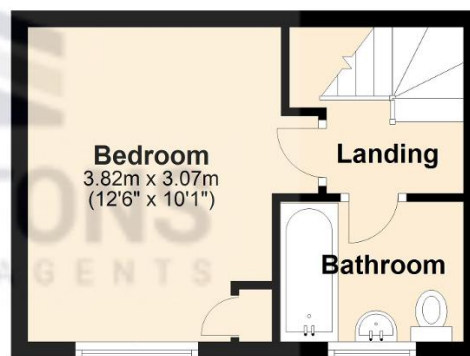
### Ground Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



### First Floor

Approx. 20.1 sq. metres (216.7 sq. feet)



Total area: approx. 41.2 sq. metres (443.4 sq. feet)