



# MANTONS

ESTATE AGENTS

1 Bedroom Cluster for Sale - £220,000  
Malthouse Green, Luton, Bedfordshire, LU2 8SW



## KEY FEATURES:

- VERY IMPRESSIVE CLUSTER HOME
- ONE BEDROOM WITH FITTED WARDROBES
- NO UPPER CHAIN COMPLICATIONS
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- DECORATED TO A CONTEMPORARY THEME
- EASY ACCESS TO THAMESLINK TRAIN STATION
- EASY ACCESS TO M1 JUN 10 & AIRPORT
- MODERN KITCHEN & BATHROOM

## Description

MANTONS ESTATE AGENTS are delighted to present this impressive one bedroom cluster home for sale, located in the sought-after 'Wigmore' development. With no upper chain complications, this property is an excellent opportunity for first-time buyers or buy-to-let investors, offering an approximate rental income of £1,000 per month.

The home is decorated in a contemporary style & has been upgraded with a recently installed boiler, replacement double glazing & a modern ventilation system.

The ground floor features a welcoming living room with stairs leading to the first floor, well-fitted kitchen, while the upper level comprises a spacious double bedroom with fitted wardrobes & a functional bathroom.

Additional benefits include a block-paved frontage providing ample off-road parking, along with an allocated parking bay situated to the right of the neighboring property. The parking area can also be rented to passengers traveling through London Luton Airport, offering potential for additional income.

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

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.

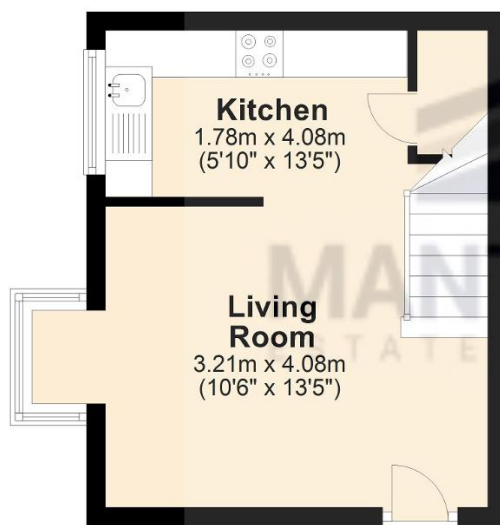


## Additional Information

EPC Rating D. Council Tax Band B. 450 sqft (Approx).

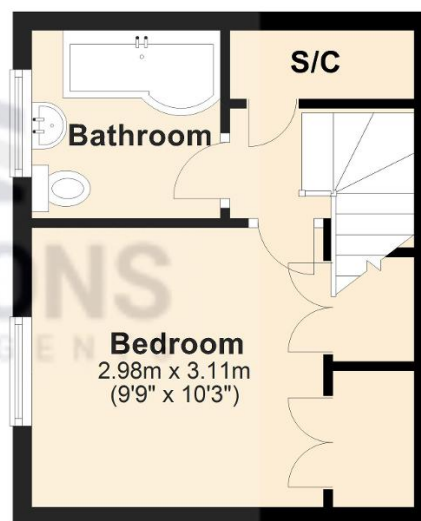
### Ground Floor

Approx. 21.1 sq. metres (227.6 sq. feet)



### First Floor

Approx. 20.7 sq. metres (222.7 sq. feet)



Total area: approx. 41.8 sq. metres (450.3 sq. feet)