



# MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £220,000

Edgcott Close, Luton, Bedfordshire, LU3 4DT



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- TWO GENEROUS SIZE BEDROOMS
- NO UPPER CHAIN COMPLICATIONS
- CUL DE SAC LOCATION IN BARTON HILLS
- WALKING DISTANCE TO SAINSBURYS & ALDI
- PARKING FACILITIES
- DOUBLE GLAZED WINDOWS & DOORS
- FITTED KITCHEN & SHOWER ROOM

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this well appointed two bedroom retirement bungalow, nestled in a cul-de-sac within the highly desirable Barton Hills development. This property is available with no upper chain complications.

The main resident, although not necessarily the owner, must be 55 years of age or older. The development's service charges are approximately £2,400 per year, covering warden services, all external garden maintenance, various security & emergency features, as well as access to the on-site warden's office & meeting room. The property is leasehold, with approximately 63 years remaining.

Conveniently located within walking distance of Sainsbury's & Aldi supermarkets, local shops, doctors & bus services.

The accommodation includes an entrance hall, living room with sliding patio doors leading to a rear garden, two bedrooms, kitchen & a fitted shower room. Additional benefits include double glazed windows & parking facilities. Externally, the professionally maintained & landscaped gardens enhance the appeal of this exclusive development. Contact Mantons to arrange an appointment.

Edgcott Close is located in Barton Hills, a highly sought after housing development constructed in the late 1980's, proving to be as popular today as when first built. 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 - D. Council Tax Band - C. 575 sqft (Approx).

### LEASE INFORMATION

Lease - 63 years reaming (approx.) 99 years from July 1989

Service charge - £2,432 for the year

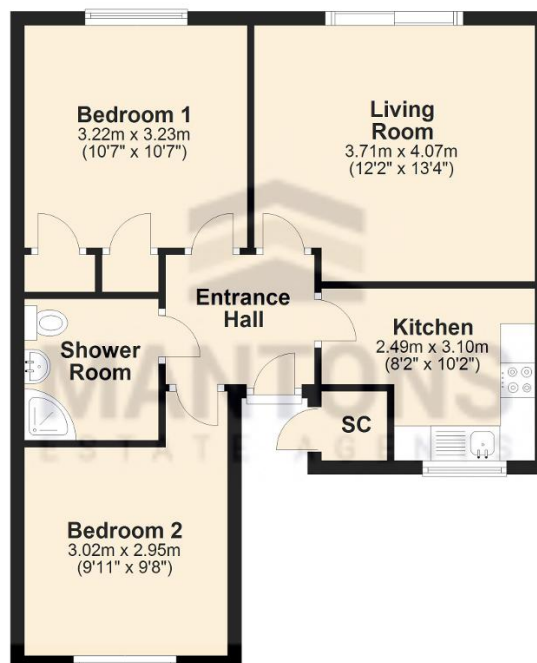
Ground Rent - £0

Management Company - FirstPort



### Ground Floor

Approx. 53.5 sq. metres (575.8 sq. feet)



Total area: approx. 53.5 sq. metres (575.8 sq. feet)