



# MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - Offers in Excess of £105,000

Rodeheath, Luton, Bedfordshire, LU4 9XH



## KEY FEATURES:

- SPACIOUS FIRST FLOOR APARTMENT • ONE DOUBLE BEDROOM • TO BE SOLD WITH TENANT IN SITU • 88 YEARS REMAINING ON THE LEASE • FITTED KITCHEN & BATHROOM • ALLOCATED PARKING BAY • WALKING DISTANCE TO LEAGRAVE STATION • EASY ACCESS TO M1 JUNCTION 11

## Description

MANTONS ESTATE AGENTS are delighted to present this well appointed & generously proportioned one bedroom first floor apartment, conveniently situated within a short stroll of Leagrave ThamesLink train station.

This property is an ideal choice for investors (yielding approximately £800.00 per month in rental income) as the existing tenant would like to remain in the property. The lease term is 88 years remaining, with a service charge of £2200.00 per year & a ground rent charge £110.00 per year.

The accommodation briefly comprises a communal entrance hall with secure intercom access. Inside, you'll find a double bedroom, bathroom, spacious lounge/diner and a fitted kitchen.

Additional highlights include double glazed windows as well as the added convenience of resident parking.

Viewings are highly recommended to fully appreciate. Don't hesitate to contact Mantons to schedule an appointment.

Rodeheath is modern pocket of properties located on the outskirts of Leagrave, this particular apartment is positioned on the first floor. Leagrave ThamesLink train station is within short walking distance (1.5 miles) as is Leagrave high street where you will find a vast array of shops & food outlets. L&D hospital & M1 junction 11 are both within easy reach.



## Additional Information

EPC Rating C. Council Tax Band A. 454 sqft (Approx.).

### LEASE INFORMATION

Lease - 125 years from 1988, 88 year remaining (Approx.)

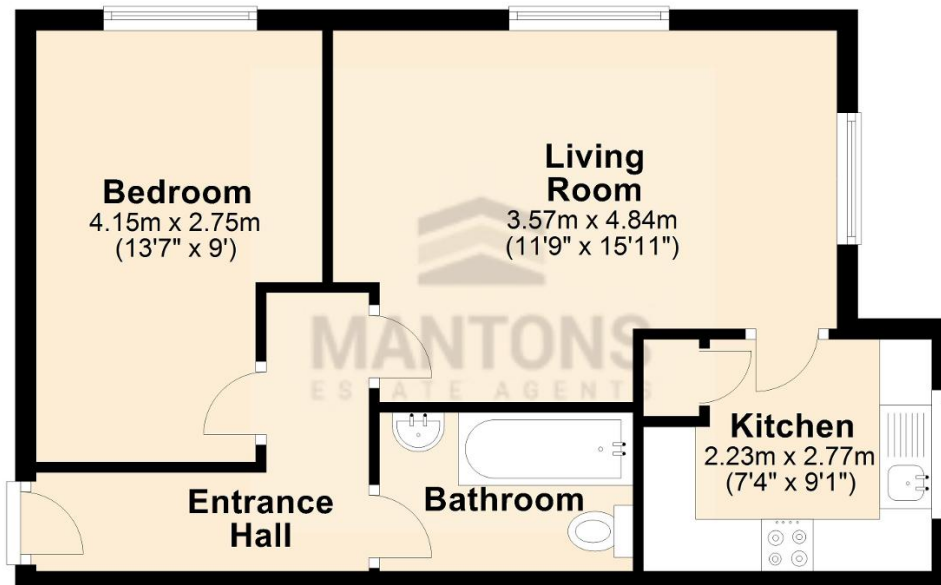
Service charge - £2200.00 per year (Approx.)

Ground rent - £110.00 per year (Approx.)

Management Company - Trinity

## Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 42.2 sq. metres (454.2 sq. feet)