



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £162,500

Sundon Park Parade, Luton, Bedfordshire, LU3 3BH



KEY FEATURES:

- SPACIOUS FIRST FLOOR APARTMENT • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • REPLACEMENT DOUBLE GLAZING • 976 YEARS REMAINING ON THE LEASE • 15FT KITCHEN/DINER • 16FT LIVING ROOM • REPLACEMENT FUSE BOARD

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this spacious two bedroom apartment, offered with no upper chain complications & located in the popular Sundon Park area.

This property presents an excellent opportunity for first-time buyers or investors, with an approximate rental income of £1,200 per month. It benefits from a long lease with approximately 976 years remaining & offers over 740 sq.ft. of well designed living space.

The accommodation comprises a secure communal entrance with intercom access & stairs leading to the first-floor apartment. Inside, you'll find an entrance hall with a useful storage cupboard, a generous 16ft living room, modern fitted kitchen/diner, contemporary bathroom suite & two well proportioned bedrooms.

Further features include replacement double glazed windows & doors installed in 2023, gas central heating serviced via a new combination boiler fitted in 2024 & an updated fuse board also installed in 2024. The interior is finished in a neutral décor with attractive laminate flooring throughout, creating a clean & welcoming environment.

Viewings are highly recommended to fully appreciate the size, condition & value this property has to offer. For further information or to arrange a viewing, please contact Mantons Estate Agents.

Sundon Park Parade is located above a parade of shops in Sundon Park, a popular residential area located in the North part of Luton. The main high street has an abundance of local amenities including; Doctors, food outlets - Greggs, Subway, convenience stores, Tesco's express & pharmacy. Legrave ThamesLink train station & M1 junction 11 & 11A are both within easy reach. Parklea Primary & Lealands High are the school catchments.

Additional Information

EPC Rating D. Council Tax Band A. 743 Sq.ft (Approx).

LEASE INFORMATION

Lease - 999 years from February 2003.

Service Charge - £0.

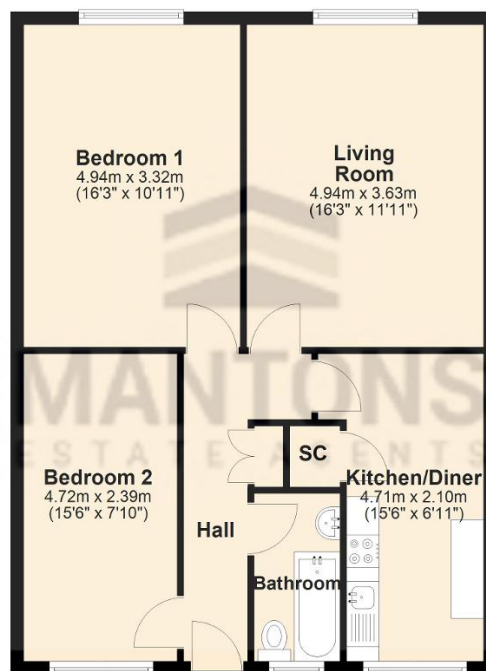
Ground Rent - £50.00 Per Year.

Management Company - TBC



Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)