



# MANTONS

ESTATE AGENTS

2 Bedroom Maisonette for Sale - £220,000

Hillary Close, Luton, Bedfordshire, LU3 3DL



## KEY FEATURES:

- SPACIOUS FIRST FLOOR APARTMENT • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • IDEAL FIRST TIME OR INVESTMENT PURCHASE • WALKING DISTANCE TO LEAGRAVE STATION • LARGER THAN AVERAGE GARDEN • WALKING DISTANCE TO SHOPS & SCHOOLS • FITTED KITCHEN & BATHROOM



## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this spacious & well appointed two bedroom first floor maisonette, located in the popular Sundon Park area with no upper chain.

An ideal choice for first-time buyers or buy-to-let investors, with a rental income of approximately £1,200 per month. Conveniently situated within close proximity to Leagrave ThamesLink train station & M1 junctions 11 & 11a, making it perfect for commuters. The lease has approximately 85 years remaining, with a ground rent of £10 per annum & an annual service charge of £663.00.

The property offers a range of appealing features including gas central heating, double glazing & a well maintained private rear garden. Internally, the accommodation comprises an entrance hall, a fitted kitchen & bathroom suite, spacious 17ft lounge/diner & two generously sized bedrooms.

Externally, the private rear garden is of a substantial size with mature shrubs & a patio area, a brick built storage shed & side access to the front garden. There is a potential to create parking to the front with a dropped kerb in place.

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

Hillary Close is situated in Sundon Park, a highly popular residential area in the northern part of Luton. Ideally positioned within walking distance of the main high street, residents benefit from a wide range of local amenities including doctors surgery, food outlets such as Greggs & Subway, convenience stores, Aldi, Tesco Express & a pharmacy.

For commuters, Leagrave Thameslink train station & M1 Junctions 11 & 11A are both easily accessible, offering excellent transport links. The property falls within the catchment area for Parklea Primary School & Lealands High School, making it a great choice for families.

## Additional Information

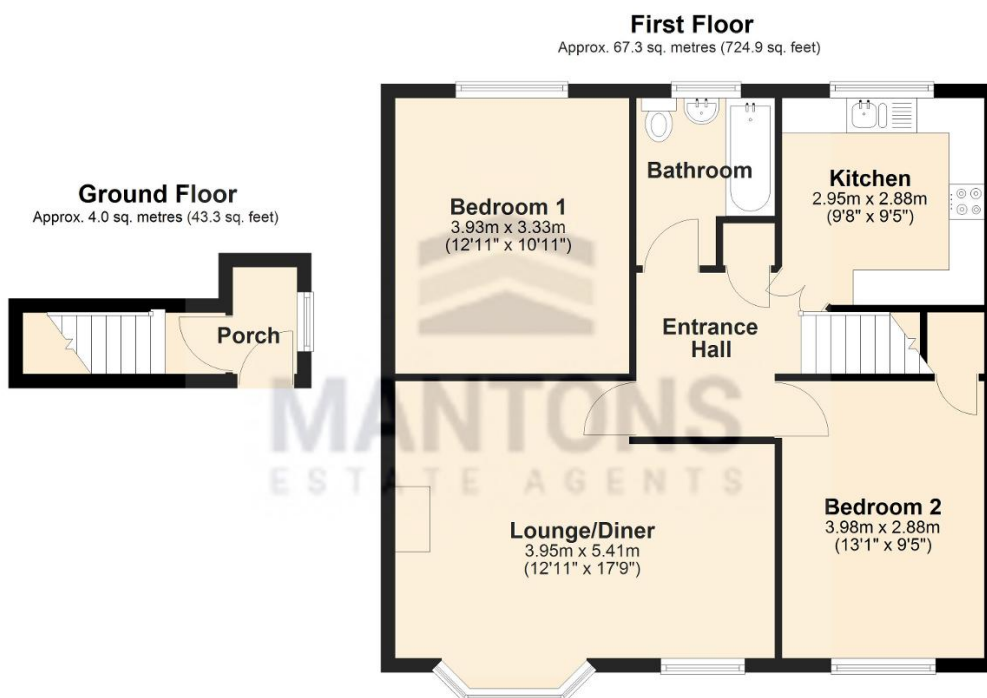
EPC Rating D. Council Tax Band A. 768 Sq.ft (Approx.)

### LEASE INFORMATION

85 years remaining on the lease.

Ground rent - £10.00 per annum.

Service Charge - £663.00 per annum (Approx.). Includes building insurance.



Total area: approx. 71.4 sq. metres (768.1 sq. feet)