



MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - £155,000

Dunstable Road, Luton, Bedfordshire, LU4 0HF



KEY FEATURES:

• WELL PRESENTED LOWER GROUND FLOOR FLAT • ONE DOUBLE BEDROOM • NO UPPER CHAIN COMPLICATIONS • 999 YEAR LEASE • IDEAL INVESTMENT, £900 RENTAL INCOME • WALKING DISTANCE TO L&D HOSPITAL • EASY ACCESS TO JUNCTION 11 OF M1 • EASY ACCESS TO LEAGRAVE TRAIN STATION

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this impressive & spacious one bedroom lower ground floor apartment, available with no upper chain complications. Offering over 680 sq.ft. of well-planned living space, this property must be viewed internally to fully appreciate its size & versatility.

Ideally suited for first-time buyers or as an investment purchase with a potential rental income of approximately £900 per month, the apartment is conveniently located just a 5-minute walk from Luton & Dunstable Hospital, making it an ideal option for hospital staff.

The property is tastefully decorated in a contemporary style & features a beautifully refitted kitchen with Quartz worktops & an allocated parking bay for added convenience.

The accommodation briefly comprises a communal entrance with secure intercom access & stairs leading to the lower ground floor, a welcoming entrance hall, bathroom, a spacious 17ft living room, a 14ft bedroom & the stylish refitted kitchen.

Additional benefits include double glazed windows & electric heating throughout.

To arrange a viewing or for further information, please contact Mantons Estate Agents today.

Swanston Grange is a purpose built block of apartments situated within a short walk of Luton & Dunstable Hospital. This particular apartment is situated on the lower ground floor. The location on the Luton/Dunstable border provides easy access to numerous amenities, including Tesco supermarket, bus stops & schools. Junction 11 of the M1 motorway & Leagrave Thameslink Train Station are both a short drive away. The area falls within the catchment of Ferrars Primary School & Chalk Hills Academy, and Seabrook's private nursery is also nearby.

Additional Information

EPC Rating E. Council Tax Band A. 684 Sq.ft (Approx.).

LEASE INFORMATION

Lease - 999 years from 2025 (lease is currently being extended).

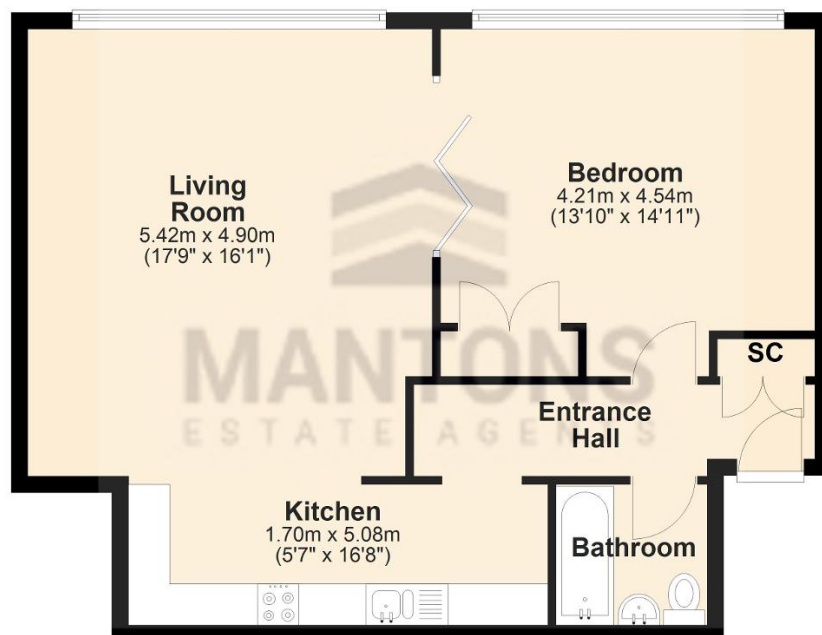
Service charge - £478.00 per half year.

Ground rent - £0



Ground Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



Total area: approx. 63.6 sq. metres (684.5 sq. feet)