



MANTONS

ESTATE AGENTS

1 Bedroom Maisonette for Sale - £185,000

Lindsey Road, Luton, Bedfordshire, LU2 9SR



KEY FEATURES:

- WELL PRESENTED GROUND FLOOR MAISONETTE • ONE DOUBLE BEDROOM • NO UPPER CHAIN COMPLICATIONS • DECORATED TO A NEUTRAL THEME THROUGHOUT • 104 YEARS REMAINING ON THE LEASE • DECORATED TO A NEUTRAL THEME THROUGHOUT • ENCLOSED REAR GARDEN • EASY ACCESS TO M1 JUNCTION 10 & AIRPORT

Description

MANTONS ESTATE AGENTS are delighted to present this exceptional one bedroom ground floor maisonette, tucked away in a sought-after close within the popular Wigmore area. Available with no upper chain, this home represents an excellent opportunity for first time buyers or investors, with an estimated rental income of £950 per month.

Tastefully updated throughout, the property boasts contemporary décor, new flooring, a stylishly refitted bathroom & a modern kitchen. An extended lease provides approximately 104 years remaining, while the private rear garden is perfect for outdoor entertaining, complete with a large summer house fitted with power & light.

The accommodation comprises a welcoming entrance hall with underfloor heating, a spacious 13ft living room (also with underfloor heating), a well proportioned double bedroom, a modern kitchen & a sleek bathroom with high quality fixtures & finishes.

Further benefits include double glazed windows, replacement internal doors, allocated parking to the front & an enclosed rear garden.

Early viewing is highly recommended to appreciate the quality, comfort, and convenience this property offers. Contact Mantons Estate Agents today to arrange your appointment.

Wigmore is an esteemed housing development, constructed in the late 1980s, proving to be as popular today as when first built. Residents enjoy convenient access to a plethora of local amenities, including an Asda supermarket, medical facilities, public house, food outlets & well connected bus routes. Moreover, its strategic location places Junction 10 of the M1, London Luton Airport & Parkway Thameslink train station in close proximity. Families are particularly drawn to the area for its reputable educational institutions, with Wigmore Primary & Queen Elizabeth High School serving as the catchments for eager learners.

Additional Information

EPC Rating D. Council Tax Band A. 388 Sq.ft (Approx.).

LEASE INFORMATION

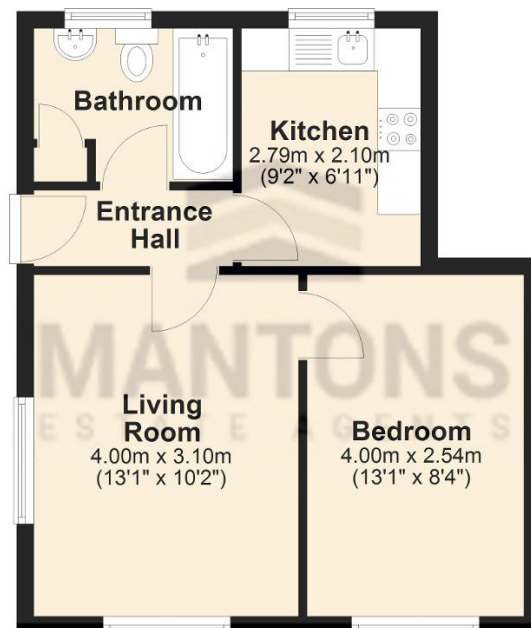
Lease - 104 years remaining (Approx.).

Service charge - £568.00 per year



Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 36.1 sq. metres (388.8 sq. feet)