



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £175,000

Brook Street, Luton, Bedfordshire, LU3 1DZ



KEY FEATURES:

- PURPOSE BUILT 2ND FLOOR APARTMENT • TWO DOUBLE BEDROOMS • WALKING DISTANCE TO THAMES LINK STATION • FITTED KITCHEN • REFITTED SHOWER ROOM • SPACIOUS LOUNGE/DINER • IDEAL INVESTMENT OR FIRST TIME PURCHASE • EASY ACCESS TO M1 JUNCTION 10

Description

MANTONS ESTATE AGENTS are pleased to offer for sale this impressive & spacious two bedroom second floor apartment located within a short walk of Luton town centre and train station.

Ideal for a first time or investment purchase (£900 per month rental income Approx.). Decorated to a contemporary theme with over 95 years remaining on the lease.

In brief the property comprises; Communal entrance hall accessed via a secure intercom system, entrance hall, two double bedrooms, fitted fully tiled shower room, spacious lounge/diner & fitted kitchen.

Further benefits include; Double glazed windows & gas central heating.

Viewings come highly recommended, contact Mantons to arrange an appointment.

Brook Street is a purpose built block of flats positioned off the New Bedford Road, this particular property is located on the second floor. Ideally located for commuters, Luton Thames Link train station and town centre are both within 0.5 miles. Also within easy reach to London Luton airport, junction 10 of the M1 motorway & beautiful open Greenland 'Wardown' park & 'Popes Meadow'.

Additional Information

EPC Rating C. Council Tax Band A. 553 sqft (Approx).

LEASE INFORMATION

Lease - 96 years remaining (Approx.)

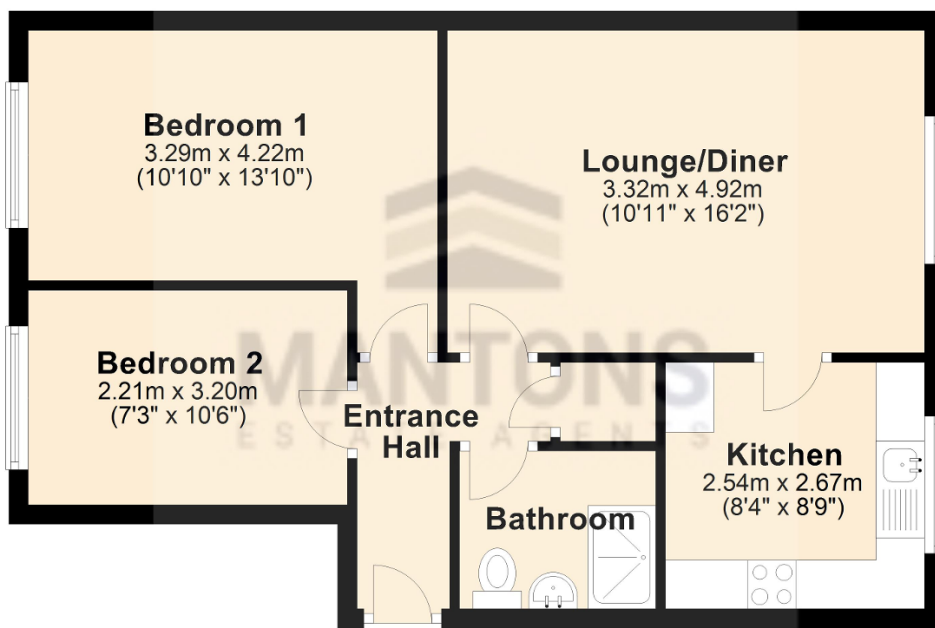
Service Charge - £70.00 per month (Approx.)

Ground Rent - £10.00 per year (Approx)



Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



Total area: approx. 51.4 sq. metres (553.6 sq. feet)