



# MANTONS

ESTATE AGENTS

2 Bedroom Bungalow for Sale - £210,000

Edgcott Close, Luton, Bedfordshire, LU3 4DT



## KEY FEATURES:

- WELL PRESENTED SEMI DETACHED BUNGALOW
- NO UPPER CHAIN COMPLICATIONS
- TWO GENEROUS SIZE BEDROOMS
- RETIREMENT LIVING WITH INDEPENDENCE
- VARIOUS SECURITY & EMERGENCY FEATURES
- ON SITE WARDENS OFFICE & MEETING ROOMS
- WALKING DISTANCE TO SAINSBURYS & ALDI
- PARKING FACILITIES

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very well presented two bedroom semi detached retirement bungalow nestled in a cul-de-sac on the highly desirable Barton Hills development with no upper chain complications.

The main resident (although NOT the owner) must be 55 years of age or over. Service charges for the development are in the region of £2,400 per year and cover warden service, all external garden maintenance, various security and emergency features, access on-site warden's office and meeting rooms. The property is Leasehold with approximately 64 years remaining but current owner can initiate extension process; adding 60 years to the lease will cost £12,820 (more information available on request).

Within walking distance to Sainsburys & Aldi Supermarket, local shops, doctors and bus service.

The accommodation comprises; Entrance hall, living room, two bedrooms, fitted bathroom, fitted kitchen with door leading to the rear garden & patio.

Further benefits include; Double glazed windows & doors, electric heating (running Economy 7 tariff) and parking facilities. Externally there are professionally maintained and landscaped gardens which are a real credit to the exclusive development.

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

Edgcott Close is located in Barton Hills, a highly sought after housing development constructed in the early 1990's, proving to be as popular today as when first built. This particular property is nestled at the foot of a cul de sac. Local amenities include; Sainsbury's & Aldi supermarket, doctors and local bus routes. M1 junction 11 is 5 miles, Leagrave Thames Link train station is 2 miles & London Luton airport is only 7 miles away from the property.

## Additional Information

EPC Rating - D. Council Tax Band - C. 588 sqft (Approx).

### LEASE INFORMATION

Lease - 64 years reaming (approx.) 99 years from July 1989. To extend the lease with an additional 60 years the cost will be £12,820 (more information available on request).

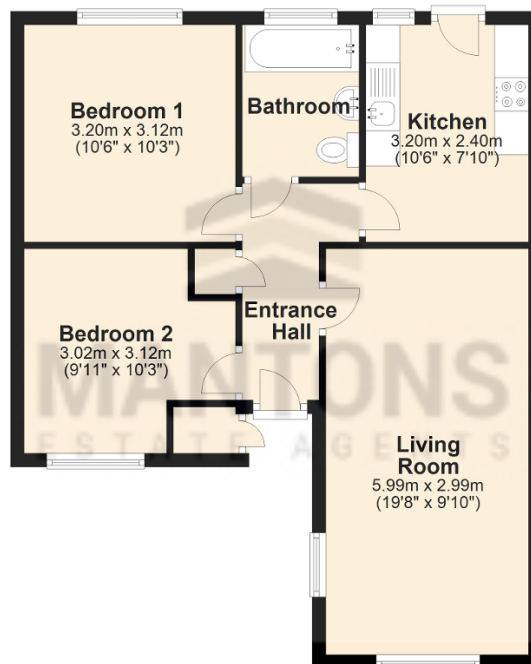
Service charge - £2,432 for the year

Ground Rent - £0



### Ground Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 54.7 sq. metres (588.6 sq. feet)