



# MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £185,000

Hancock Drive, Luton, Bedfordshire, LU2 7GY



## KEY FEATURES:

- FIRST FLOOR RETIREMENT APARTMENT • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • WALKING DISTANCE TO LOCAL SHOPS • FULLY MAINTAINED DEVELOPMENT • LANDSCAPED COMMUNAL GARDENS • COMMUNAL LOUNGE, DINING & LAUNDRY ROOM • FITTED KITCHEN & CLOAKROOM

## Description

MANTONS ESTATE AGENTS are delighted to offer for sale this spacious first floor two bedroom retirement apartment constructed and managed by a reputable company 'Retirement Security' with no upper chain complications.

Simply relax and enjoy the benefits of the extensive services and support provided by a friendly and dedicated team of people, 24 hours a day.

On-site house manager, community functions including; Lunches, afternoon tea & coffee, domino's afternoons & arts & crafts days. Guest facilities & communal lounge along with the option of meals, housekeeping & emergency call-outs are a few of the attributes on offer.

In brief the property comprises; Entrance hall (access via a secure intercom system) with storage cupboards, living room with a lovely box-bay window overlooking the road, fitted kitchen with integrated fridge & freezer, ample units & built in oven, fitted four piece bathroom suite & two double bedrooms, master with built-in wardrobes.

Further benefits include; Double glazing, gas central heating serviced via a combination boiler, communal landscaped gardens & parking facilities.

Contact Mantons Estate Agents for further information or to arrange an internal viewing.

Bushmead Court is located off Hancock Drive on the popular Bushmead development, constructed in the 1990's, this particular property is positioned on the first floor. On the same parade is a Coop supermarket, chemist, public house, hairdressers & restaurant, also within a short walk is a doctors surgery, bus route & beautiful countryside walks over Warden Hills.

## Additional Information

EPC Rating B. Council Tax Band B. 796 sqft (Approx).

### LEASE INFORMATION

Lease - 125 years from new (2002)

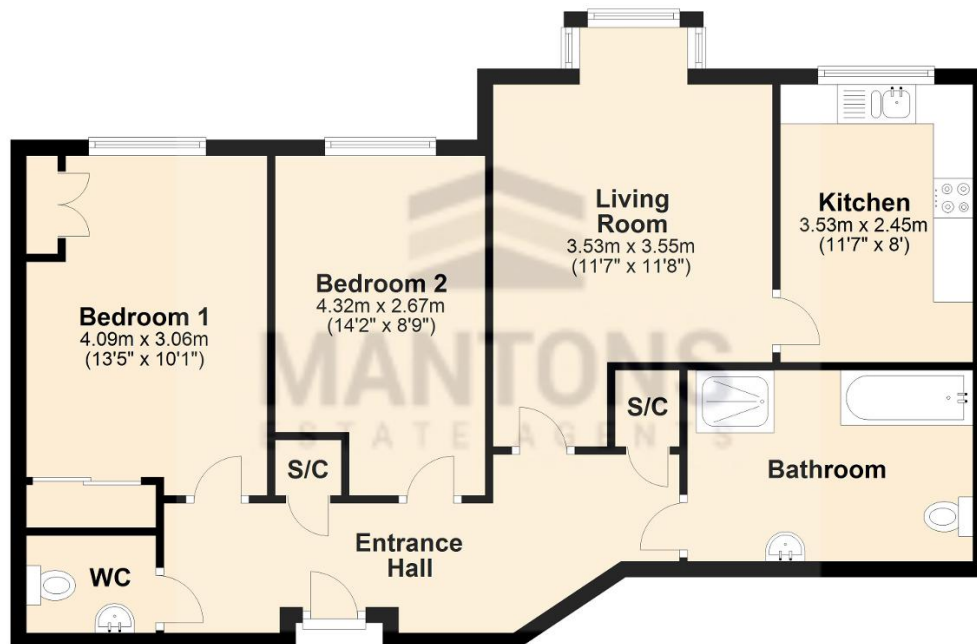
Service Charge - £836.31 per month (Approx.)

Additional information available on request.



## First Floor

Approx. 74.0 sq. metres (796.8 sq. feet)



Total area: approx. 74.0 sq. metres (796.8 sq. feet)