



MANTONS

ESTATE AGENTS

1 Bedroom Flat for Sale - £160,000

Hughes Court, Lucas Gardens, Luton, Bedfordshire, LU3 4BN



KEY FEATURES:

- ONE BEDROOM RETIREMENT APARTMENT
- NO UPPER CHAIN COMPLICATIONS
- POSITIONED ON THE GROUND FLOOR
- DECORATED TO A CONTEMPORARY THEME
- WALKING DISTANCE TO SAINSBURYS
- PATIO DOOR TO COMMUNAL GARDENS
- PARKING FACILITIES
- CONSTRUCTED IN 2008 TO HIGH STANDARD

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this luxury one bedroom ground floor retirement apartment with no upper chain complications. McCarthy & Stone, a reputable company provide affordable retirement living across the UK, this particular development was constructed in 2008.

This is the perfect property to enjoy a community spirit whilst retaining your independence. Onsite house manager, community functions including; fish & chip afternoons, domino's afternoons & arts & crafts days, guest facilities & communal lounge are a few of the attributes on offer.

Available for the over 60's or in the event of a couple purchasing one person must be over the age of 60 and the other over 55. Decorated to a contemporary theme throughout with smooth ceilings & modern floor coverings.

In brief the property comprises; Entrance hall (access via a secure intercom system), 17ft lounge/diner with patio door opening to the communal gardens & glazed doors leading to a kitchen fitted with an integrated fridge & freezer, ample units, built in microwave, oven, hob & extractor fan, double bedroom with built in wardrobes & a fitted bathroom.

Further benefits include; Double glazing, modern electric 'Dimplex' heaters, parking bays available, elevator to each floor, various security & emergency features, laundry room & communal gardens.

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

Hughes Court 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 apartment is located on the ground floor. Local amenities include; Sainsbury's & Aldi supermarket, doctors and local bus routes. M1 junction 11 is 5 miles, Leagrave ThamesLink train station is 2 miles & London Luton airport is only 7 miles away from the property.

Additional Information

EPC Rating C. Council Tax Band B. 525 sqft (Approx).

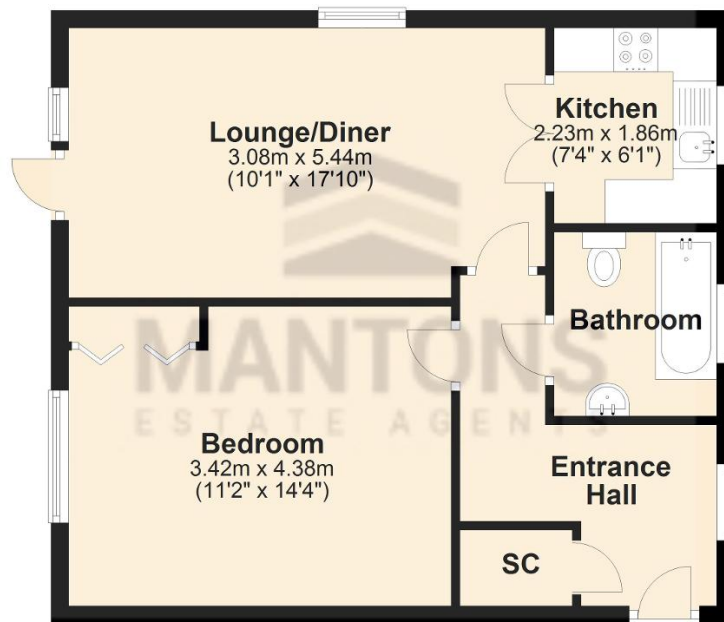
LEASE INFORMATION

Lease - 125 years from new (2008). 111 years remaining.



Ground Floor

Approx. 48.8 sq. metres (525.5 sq. feet)



Total area: approx. 48.8 sq. metres (525.5 sq. feet)