



# MANTONS

ESTATE AGENTS

1 Bedroom Studio for Sale - £97,500

Dunstable Road, Luton, Bedfordshire, LU4 0HF



## KEY FEATURES:

- WELL APPOINTED STUDIO APARTMENT
- POSITIONED ON THE SECOND FLOOR
- OVER 960 YEARS REMAINING ON LEASE
- ALLOCATED PARKING BAY
- IDEAL INVESTMENT, £850 PER MONTH RENTAL
- SHORT WALK TO L&D HOSPITAL
- REPLACEMENT FUSE BOARD
- EASY ACCESS TO JUNCTION 11 OF M1

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed studio apartment located on the L&D borders.

Ideal for a first time buyer or investment purchase (approx £850 per month rental income) within a 5 minute walk to Luton & Dunstable hospital, ideal position for hospital staff. Over 960 years remaining on the lease & allocated parking bay.

In brief the property comprises; Communal entrance with stairs rising to the second floor via secure intercom access, fitted kitchen & bathroom, living room/bedroom with a 'pull down bed'.

Further benefits include; Replacement double glazed windows & a replacement fuse.

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

Swanston Grange is a purpose built block of apartments situated within a short walk of Luton & Dunstable Hospital. The location on the Luton/Dunstable border provides easy access to numerous amenities, including Tesco supermarket, bus stops & schools. Junction 11 of the M1 motorway & Legrave Thameslink Train Station are both a short drive away. The area falls within the catchment of Ferrars Primary School & Chalk Hills Academy, and Seabrook's private nursery is also nearby.

## Additional Information

EPC Rating C. Council Tax Band A. 319 sqft (Approx.).

### LEASE INFORMATION

Lease - 999 years from March 1986. 961 years remaining.

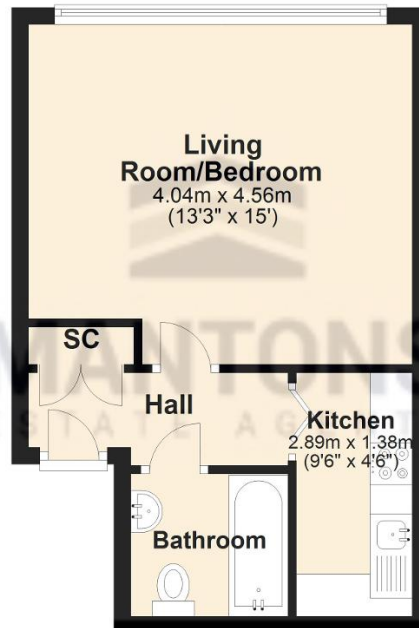
Service charge - £478.00 per half year.

Ground rent - £0

Management company - SR Wood

### Second Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 29.6 sq. metres (319.0 sq. feet)