



MANTONS

ESTATE AGENTS

2 Bedroom Maisonette for Sale - £169,000

Hitchin Road, Luton, Bedfordshire, LU2 7TT



KEY FEATURES:

- WELL PRESENTED FIRST FLOOR MAISONETTE • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • IDEAL INVESTMENT PURCHASE • GAS CENTRAL HEATING VIA A COMBI BOILER • MODERN KITCHEN & BATHROOM • EASY ACCESS TO M1 JUN 10 & AIRPORT • SHARED GARDEN TO REAR

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this spacious & well presented two bedroom first-floor maisonette, located in the popular area of Stopsley. Ideal for buy-to-let investors, the property offers an estimated rental income of approximately £1,200 per month.

Offered with no upper chain, the home is decorated in a contemporary style & features a modern kitchen & bathroom. It also benefits from gas central heating via a combination boiler & access to a shared, enclosed rear garden.

The accommodation comprises an entrance hall with stairs leading to the first floor, a spacious lounge, two well proportioned bedrooms, a stylish fitted kitchen with integrated appliances & a modern bathroom suite. Additional benefits include double glazed windows, gas central heating & a private feel to the shared garden area at the rear.

For further information or to arrange a viewing, contact Mantons Estate Agents today.

Hitchin Road, a prime residential area that seamlessly blends convenience & accessibility. Commute effortlessly, within walking distance of Luton ThamesLink train station & easy access to London Luton Airport, Luton town centre & the M1 motorway via Junction 10.

For your daily needs, Round Green & Stopsley village are just a short stroll away with a diverse array of local shops & food outlets. Additionally, the convenience of 'Asda' supermarket, a short drive from your doorstep. Families will appreciate the proximity of Stopsley Primary School & Stopsley High School, both within easy walking distance.



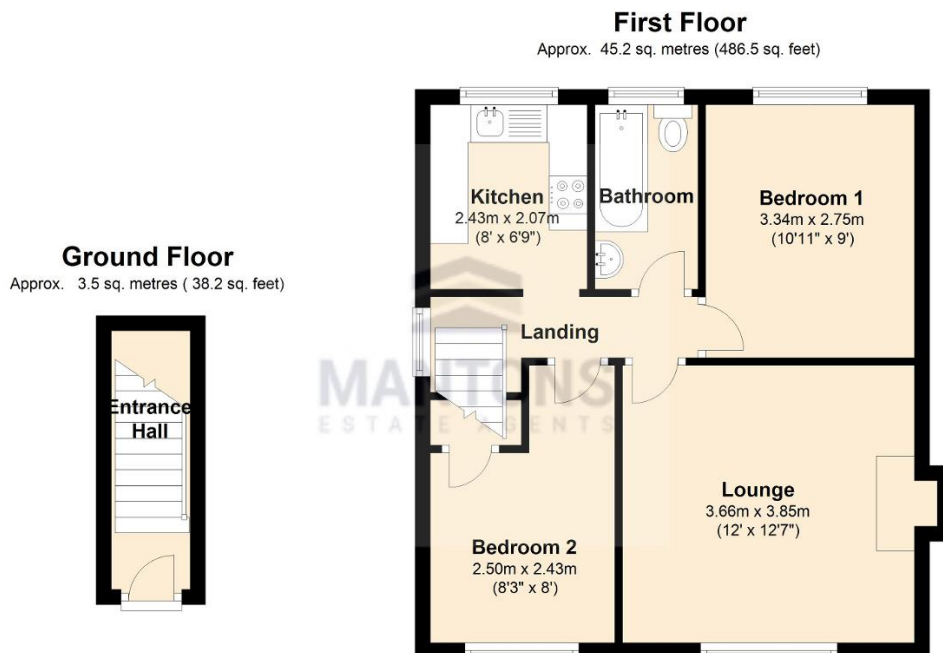
Additional Information

EPC Rating C. Council Tax Band A. 524 Sq.ft (Approx.)

LEASE INFORMATION

Lease - 46 years remaining (Approx.)

Ground Rent - £66 per year



Total area: approx. 48.7 sq. metres (524.6 sq. feet)