



# MANTONS

ESTATE AGENTS

2 Bedroom Maisonette for Sale - £205,000

Campania Grove, Luton, Bedfordshire, LU3 4DD



## KEY FEATURES:

- WELL PRESENTED FIRST FLOOR MAISONETTE • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • DECORATED TO A CONTEMPORARY THEME • MODERN KITCHEN & BATHROOM • ALLOCATED PARKING BAY • GAS CENTRAL HEATING VIA COMBI BOILER • DOUBLE GLAZED WINDOWS

## 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 Barton Hills. 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 & allocated parking bay.

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

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

Campania Grove is situated in Barton Hills, a highly sought-after housing development built in the late 1980s. This area remains as popular today as when it was first established. Residents enjoy convenient access to various local amenities, including Sainsbury's & Aldi supermarkets, doctors, Costa coffee shop, dentist, a public house & local bus routes. The development falls within the catchment areas for Bramingham Primary & Lea Manor High schools.

## Additional Information

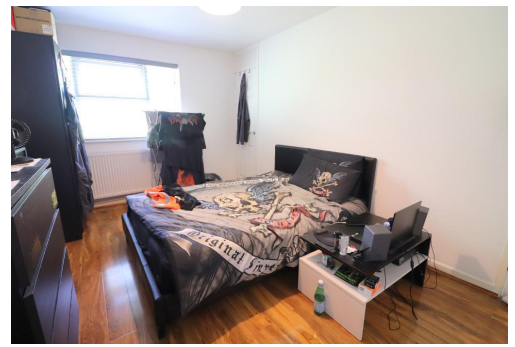
EPC Rating C. Council Tax Band B. 586 Sq.ft (Approx.).

### LEASE INFORMATION

Lease - 147 years remaining (Approx.)

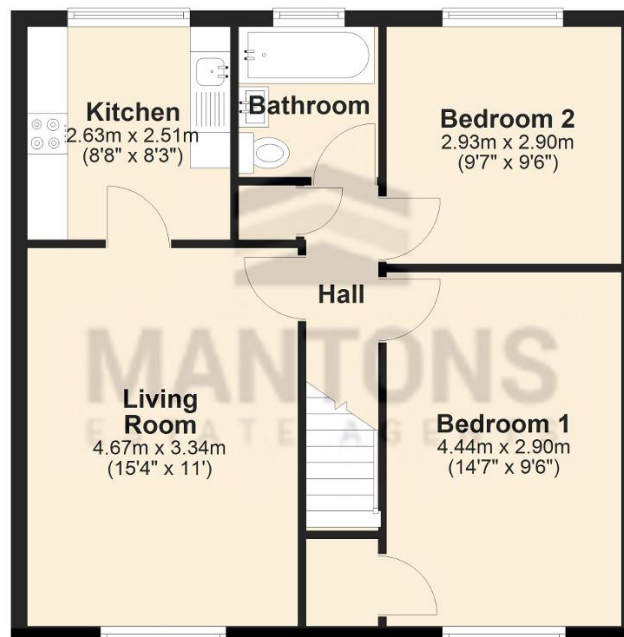
Service Charge - £0

Ground Rent - £0



### First Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 54.5 sq. metres (586.9 sq. feet)