



# MANTONS

ESTATE AGENTS

**1 Bedroom Studio for Sale - £75,000**

Dunstable Road, Luton, Bedfordshire, LU4 0HF



## KEY FEATURES:

- WELL APPOINTED STUDIO APARTMENT • NO UPPER CHAIN COMPLICATIONS • IDEAL FIRST TIME OR INVESTMENT PURCHASE • IN NEED OF REFURBISHMENT • WALKING DISTANCE TO L&D HOSPITAL • ALLOCATED PARKING BAY • KITCHEN & BATHROOM • EASY ACCESS TO JUNCTION 10 OF M1

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this well appointed studio apartment located on the L&D borders. The property does require modernisation which is reflected in the marketing price.

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 access via secure intercom system, living room/bedroom, kitchen & bathroom.

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. 333 Sq.ft (Approx.).

### LEASE INFORMATION

Lease - 999 years. 960 years remaining.

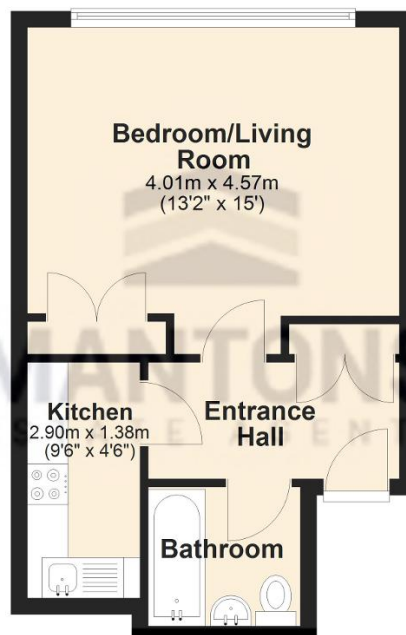
Service charge - £478.00 per half year.

Ground rent - £0

Management company - SR Wood

### Ground Floor

Approx. 31.0 sq. metres (333.7 sq. feet)



Total area: approx. 31.0 sq. metres (333.7 sq. feet)