



# MANTONS

ESTATE AGENTS

2 Bedroom Maisonette for Sale - £175,000

Birchen Grove, Luton, Bedfordshire, LU2 7TS



## KEY FEATURES:

- WELL APPOINTED FIRST FLOOR MAISONETTE • TWO GENEROUS SIZE BEDROOMS • NO UPPER CHAIN COMPLICATIONS • 136 YEARS REMAINING ON THE LEASE • FITTED KITCHEN & BATHROOM • ENCLOSED REAR GARDEN (REAR HALF) • EASY ACCESS TO M1 JUN 10 & AIRPORT • WALKING DISTANCE TO AN ARRAY OF SHOPS

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this spacious & well appointed two bedroom first floor maisonette, located in the popular Stopsley area & available with no upper chain complications.

This property presents an excellent opportunity for first time buyers or buy-to-let investors, with an expected rental income of approximately £1,200 per month. Conveniently located within easy reach of Luton Thameslink train station, London Luton Airport & M1 Junction 10, it offers superb transport links for commuters.

The property benefits from a long lease with approximately 136 years remaining & a peppercorn ground rent, making it a low-maintenance investment.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, a fitted kitchen, modern bathroom suite, spacious 14ft living room & two generously sized bedrooms.

Additional features include double glazing throughout & an enclosed private rear garden (rear half).

To arrange a viewing or for further information, please contact Mantons Estate Agents today.

Birchen Grove, 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.

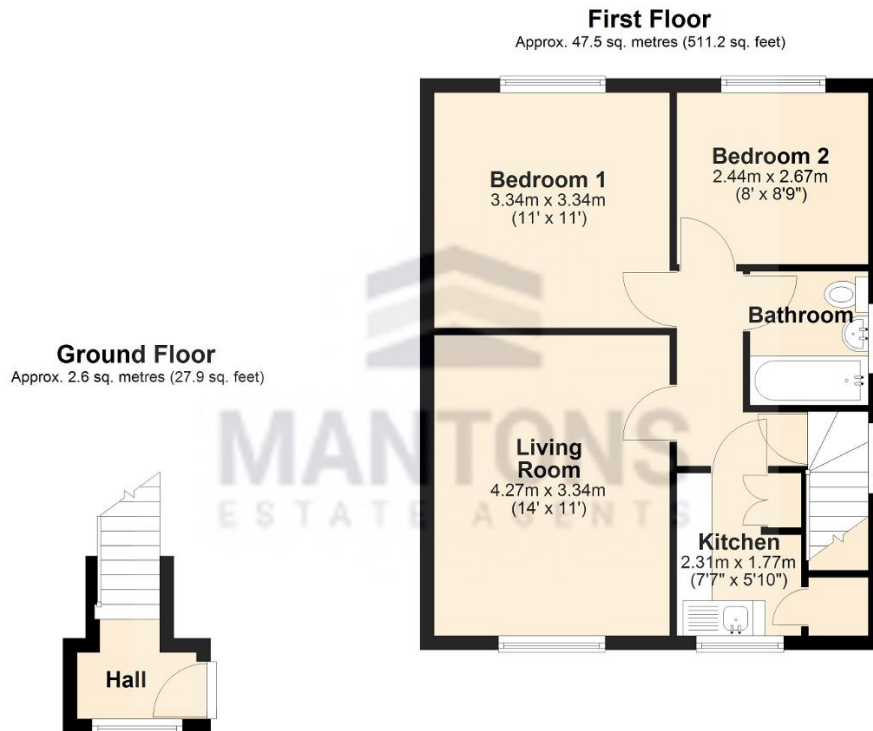


## Additional Information

EPC Rating D. Council Tax Band A. 539 Sq.ft (Approx.)

### LEASE INFORMATION

Lease - 189 years from 1972. 136 years remaining (Approx.)



Total area: approx. 50.1 sq. metres (539.1 sq. feet)