



22, Edgcott Close

Luton,
Bedfordshire, LU3 4DT
£225,000

COUNTRY PROPERTIES
PART OF HUNTERS

This spacious 2 bedroom warden controlled leasehold bungalow for the over 55's is set in a small cul de sac of similar bungalows in the sought after Barton Hills location, offering retirement living with independence and privacy.

- No upward chain
- South facing rear garden
- Warden controlled with pull cord alerts
- Walking distance to Sainsburys ,doctors and local bus routes
- Just a short walk to Bramingham Park
- *Service charge include security/emergency features and garden maintenance

GROUND FLOOR

Entrance Hall

Doors into all rooms. Warden controlled pull cord. Loft access. Electric storage heater.

Lounge

13' 3" x 12' 1" (4.04m x 3.68m) Electric storage heater. Double glazed patio doors onto south facing garden. Warden controlled pull cord.

Kitchen

10' 1" x 8' 2" (3.07m x 2.49m) A range of wall and base units with roll edge work-surfaces and tiled splash-backs. Inset stainless steel sink and drainer unit with mixer tap over. Built in electric oven and hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to front. Electric fan heater. Warden controlled pull cord.

Bedroom 1

10' 6" x 10' 5" (3.20m x 3.17m) Double glazed window to rear. Electric storage heater. Warden controlled pull cord. Built in wardrobe. Airing cupboard housing hot water tank and shelving.



Bedroom 2/Reception 2

12' 10" x 9' 6" (3.91m x 2.90m) Double glazed window to front. Electric storage heater. Warden controlled pull cord.

Shower Room

Suite comprising double shower cubicle, pedestal wash hand basin and low level flush wc. Warden controlled pull cord. Partially tiled walls. Electric fan heater.

OUTSIDE

Front Garden

Laid to lawn with flower and shrub borders. Storage cupboard.

Rear Garden

South facing garden laid mainly to lawn with flower sand shrub borders. Gated access to front. Timber shed to remain.

* Garden up-keep is maintained as part of the service charge fee.

AGENTS NOTE:

*The vendor advises that there is a service charge of £2,432 which can be paid annually or monthly £202.66 The fee includes warden controlled living and maintenance of the gardens and communal areas.

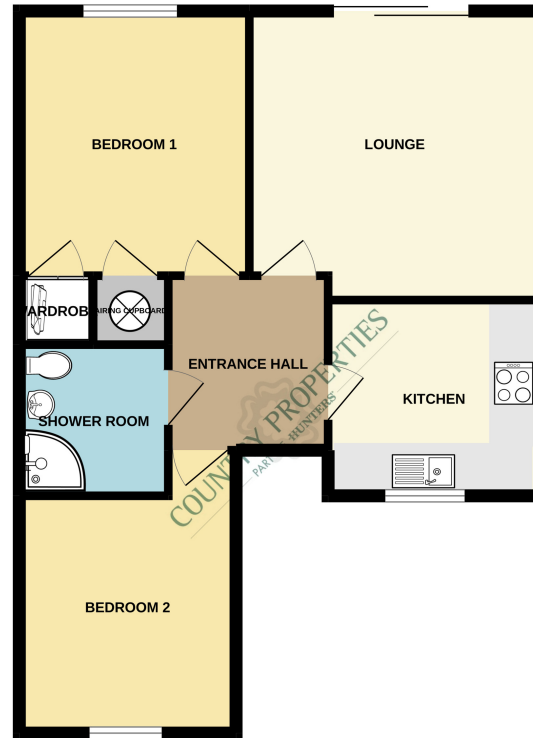
We understand there are 65 years left remaining on the lease. An information pack can be provided upon request.

We advise any buyer to check this information with their legal representative prior to exchange.

The owner of the property is related to an employee of Country Properties.

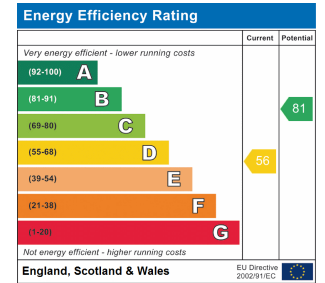


GROUND FLOOR



EDGCOTT CLOSE - LUTON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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