

venture RESIDENTIAL

Arbroath Road, Luton, Bedfordshire, LU3 3LA

Price £265,000 Leasehold



Situated within a secluded cul-de-sac, this attractive two-bedroom maisonette is offered to the market chain-free, presenting an ideal opportunity for first-time buyers, downsizers, or investors.



Arbroath Road

Luton, LU3 3LA



- Chain-free
- Quiet cul-de-sac location
- Two generous double bedrooms
- Well-maintained throughout
- Private rear garden
- Recently refitted kitchen & bathroom
- No service charge
- Popular family-friendly area
- 1.8 miles to Leagrave station



Situated within a secluded cul-de-sac, this attractive two-bedroom maisonette is offered to the market chain-free, presenting an ideal opportunity for first-time buyers, downsizers, or investors.

Having been lovingly maintained by the current owners the property is presented in excellent condition throughout and is ready for its next chapter. The accommodation begins with a private ground floor entrance hall, benefiting from a useful storage cupboard and stairs rising to the first floor.

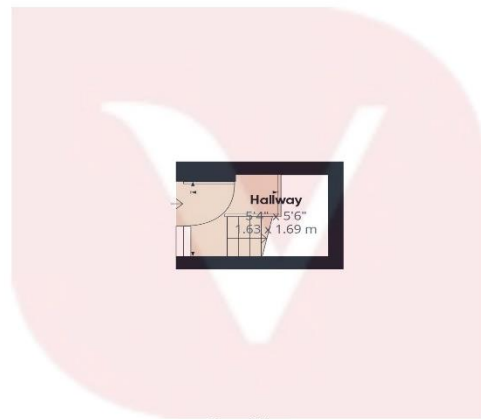
Upstairs, the property offers a spacious and light-filled lounge with pleasant views overlooking the front green, creating a relaxing and homely atmosphere. The kitchen is well-equipped with ample cupboard and worktop space, catering perfectly to everyday living. There are two generous double bedrooms, both positioned to the rear and overlooking the private garden, along with a well-appointed family bathroom.

Externally, the property truly stands out, boasting its own private and well-maintained rear garden—an increasingly rare feature for a maisonette. In addition, there is a garage en-bloc, providing secure parking or valuable storage space.

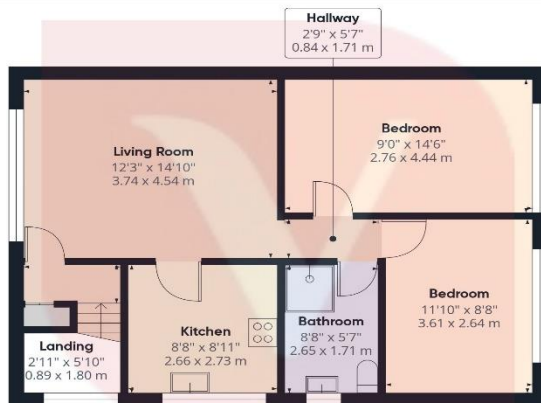
Further benefits include an exceptionally long lease of over 900 years remaining, no service charge, and a low annual ground rent of just £15, making this a highly cost-effective home to own.

The location is particularly popular with families, with well-regarded local schools such as Cheynes/Sundon Park Primary and Lealands Secondary nearby. Excellent transport links are also within easy reach, with Leagrave mainline station approximately 1.8 miles away, offering direct routes into London. A wide range of local amenities including shops, restaurants, takeaways, and healthcare facilities are all conveniently close by.

This is a fantastic opportunity to acquire a well-kept home in a desirable and well-connected area—early viewing is highly recommended.



Ground Floor



Floor 1

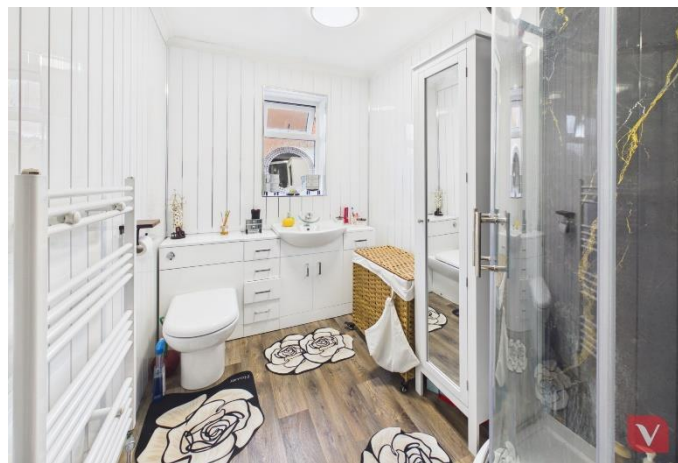


Approximate total area⁽¹⁾
631 ft²
58.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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