



# MANTONS

ESTATE AGENTS

2 Bedroom Terraced for Rent - £900 per month

Ramridge Road, Luton, Bedfordshire, LU2 0TQ



## KEY FEATURES:

- STUNNING CONDITION THROUGHOUT
- AVAILABLE TO RENT IMMEDIATELY
- WALKING DISTANCE TO LUTON TRAIN STATION
- TWO GENEROUS SIZE BEDROOMS
- DOUBLE GLAZED WINDOWS & DOORS
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING VIA COMBI BOILER
- ENCLOSED REAR GARDEN

## Description

MANTONS LETTINGS are pleased to offer for rent this very impressive two bedroom terrace home located with in walking distance to Luton Thames Link train station, available to move into immediately.

Modern fixtures, stylish fittings, contemporary décor, smooth ceilings (majority of rooms), replacement combination boiler & a stylish refitted kitchen, the list of superlatives are endless on this immaculate home, an internal viewing is a must to fully appreciated.

In brief the property comprises; Dining room with feature fire place, separate lounge, refitted kitchen with timber worktops & exposed brick to walls, modern ground floor bathroom suite & two generous size bedrooms.

Further benefits include; Gas central heating serviced via a replacement combination boiler & 'Nest' heating thermostat, double glazed windows & doors, intruder 'Nest' front camera, attractive & easy to maintain front garden & a well kept rear garden with side access & paved patio.

For more information or to arrange a viewing contact Mantons.

## ADDITIONAL INFORMATION

EPC Rating E

Council Tax Band B

Available to rent immediately

Deposit £1035 (5 weeks rent)

Holding deposit £207 (1 weeks rent)

Unfurnished

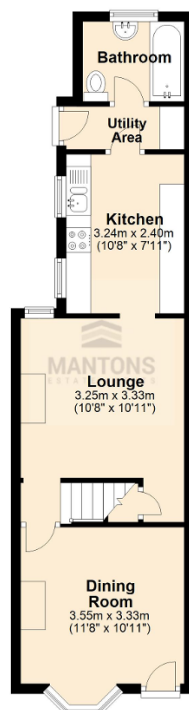
Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

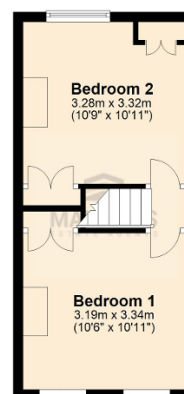
Ramridge Road is located within a short walk of 'Round Green' where you will find an array of convenience stores, food outlets, bus stops & public house. London Luton airport, junction 10 of the M1 motorway and Thames link train stations are all within easy reach. 'Asda' supermarket is a short drive whilst the primary school 'Ramridge' and high school 'Putteridge' are both within walking distance.



**Ground Floor**  
Approx. 38.8 sq. metres (418.1 sq. feet)



**First Floor**  
Approx. 24.9 sq. metres (267.7 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 sq. feet)