



MANTONS

ESTATE AGENTS

1 Bedroom Flat for Rent - £650 per month

Simpson Close, Luton, Bedfordshire, LU4 9TP



KEY FEATURES:

- WELL PRESENTED ONE BEDROOM APARTMENT
- AVAILABLE TO RENT IMMEDIATELY
- DECORATED TO A CONTEMPORARY THEME
- £650.00 PER MONTH
- POSITIONED ON THE GROUND FLOOR
- DOUBLE GLAZED WINDOWS
- FITTED WARDROBES TO BEDROOM
- FITTED KITCHEN & BATHROOM

Description

MANTONS LETTINGS are pleased to offer for rent this very impressive one bedroom first floor apartment nestled in a select close on the popular 'Telscombe Way' development. The property is available immediately & has been freshly decorated & maintained by the current owners, perfect to move straight into.

MANTONS ESTATE AGENTS are pleased to offer for sale this impressive one bedroom ground floor apartment located within a short drive of junction 11 of the M1, no upper chain complications & 977 years remaining on the lease (Approx.).

Decorated to a modern & contemporary theme throughout with a stylish bathroom & kitchen, ideal for a first time or investment purchase (£650 per month Approx).

In brief the property comprises; Communal entrance hall accessed via a secure intercom system, entrance hall, double bedroom with fitted wardrobes, fitted bathroom suite, lounge & a fitted kitchen.

Further benefits include; Double glazed windows, secure intercom entrance system & allocated parking bay.

Viewings come recommended to fully appreciate the condition & feel this property has to offer.

ADDITIONAL INFORMATION

EPC Rating D

Council Tax Band A

Available to rent immediately

Deposit £750 (5 weeks rent)

Holding deposit £150 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

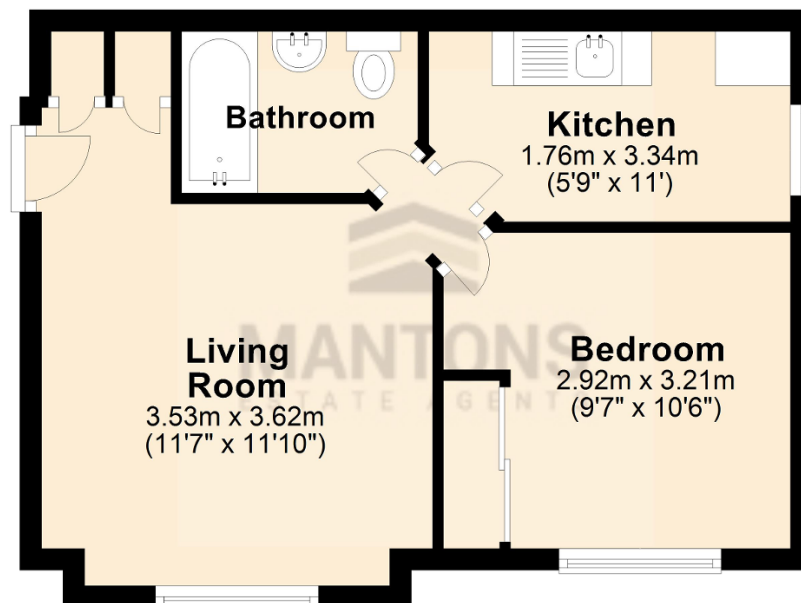
The Property Ombudsman (TPO) member number D12281

Simpson Close is modern development constructed in the late 1990's located on the Luton/Dunstable borders within easy reach of all local amenities including Tesco's supermarket & schools. Walking distance to the new high speed bus route which connects the towns of Dunstable, Houghton Regis and Luton with Luton Airport, town centre and main railway station. Junction 11 of the M1 motorway is a short drive as is Leagrave Thames Link Train Station and Luton &



Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 33.8 sq. metres (364.0 sq. feet)