



# MANTONS

ESTATE AGENTS

2 Bedroom Flat for Rent - £850 per month

Treetop Close, Luton, Bedfordshire, LU2 0JZ



## KEY FEATURES:

- VERY IMPRESSIVE FIRST FLOOR APARTMENT
- AVAILABLE TO RENT BEGINNING OF NOVEMBER
- TWO GENEROUS SIZE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- COMMUNAL GYM & ALLOCATED PARKING BAY
- DECORATED TO A NEUTRAL THEME THROUGHOUT
- DOUBLE GLAZED WINDOWS & DOORS
- FITTED KITCHEN - INTEGRATED APPLIANCES

## Description

MANTONS LETTINGS are pleased to offer for rent this very impressive & spacious two bedroom top floor apartment located within 0.9 mile walk from Luton Thames Link train station. The property is available to rent from the beginning of November, perfect to move straight into.

Recently decorated to a contemporary theme throughout with smooth ceilings, refitted kitchen with integrated appliances, stylish bathroom suite & en suite to master bedroom.

In brief the property comprises; Communal entrance hall with stairs rising to first floor, accessed via a secure intercom system, entrance hall, two well proportioned bedrooms, master bedroom with fitted wardrobes & en suite shower room, fitted bathroom suite, open-plan lounge/diner/kitchen, a great open-plan feel perfect for today's living.

Further benefits include; Allocated parking bay, central heating via radiators, double glazed windows & doors, intruder alarm, communal gym & gardens.

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

## ADDITIONAL INFORMATION

EPC Rating C

Council Tax Band B

Available to rent immediately

Deposit £980 (5 weeks rent)

Holding deposit £196 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

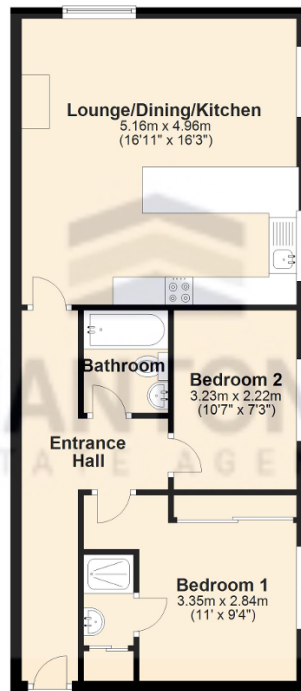
The Property Ombudsman (TPO) member number D12281

Treetop Close is an executive block of apartments constructed in 2007 to a very high standard, proving to be as popular today as when first built. This particular apartment is located on the top floor with views across the town. Luton Thames link train station & Luton town centre are both within walking distance. Local amenities are also within walking distance including local shops, public house and bus routes. Junction 10 of the M1, London Luton Airport are all with close proximity.



### Ground Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)