



# MANTONS

ESTATE AGENTS

2 Bedroom Maisonette for Rent - £850 per month

St Martins Avenue, Luton, Bedfordshire, LU2 7LQ



## KEY FEATURES:

- VERY IMPRESSIVE TWO BEDROOM MAISONETTE • £850 PER MONTH RENT • AVAILABLE TO RENT BEGINNING OF JUNE • GAS CENTRAL HEATING VIA COMBI BOILER • ENCLOSED REAR GARDEN • SPACIOUS 21FT LOUNGE/DINER • DECORATED TO A CONTEMPORARY THEME • BUILT-IN WARDROBES TO BOTH BEDROOMS

## Description

MANTONS LETTINGS are pleased to offer for rent this very spacious & well presented two bedroom first floor maisonette located in Stopsley, available to move into from the beginning of June.

The property is decorated to a contemporary theme through-out with gas central heated via a replacement combination boiler (6 years old) & a enclosed rear garden with artificial lawn.

In brief the property comprise; Entrance hall with stairs rising to the first floor, two well proportioned bedrooms both with built-in wardrobes, modern fitted kitchen & bathroom suite & spacious lounge/diner.

Further benefits include; Double glazed windows, smooth ceilings & intruder alarm.

Viewings come highly recommended on this impressive property. Contact Mantons Estate Agents for more information or to arrange a viewing.

## ADDITIONAL INFORMATION

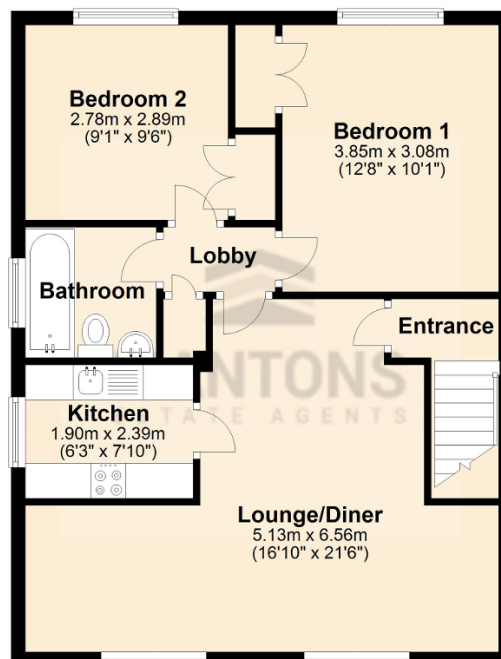
EPC Rating D  
Council Tax Band B  
Available to rent immediately  
Deposit £980.76 (5 weeks rent)  
Holding deposit £196.15(1 weeks rent)  
Unfurnished  
Client Money Protect Scheme (CMP) member number CMP005252  
The Property Ombudsman (TPO) member number D12281

Ravens Court is located in the popular area of 'Stopsley'. Positioned within walking distance to Stopsley village & Round Green where you will find an array of convenience stores, food outlets, bus stops, public house's, doctors, chemist and coffee shops. Junction 10 of the M1 motorway, Parkway Thames Link train station & London Luton airport are all within easy reach. Stopsley Primary & High are the school catchments.



## Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



Total area: approx. 60.1 sq. metres (647.3 sq. feet)