



# MANTONS

ESTATE AGENTS

## 1 Bedroom Maisonette for Rent - £925 per month

Aubrey Gardens, Luton, Bedfordshire, LU4 9JS



### KEY FEATURES:

- IMMACULATE GROUND FLOOR MAISONETTE • ONE DOUBLE BEDROOM WITH WARDROBES • MODERN BATHROOM SUITE • AVAILABLE FROM THE BEGINNING OF MAY • DECORATED TO A CONTEMPORARY THEME • STYLISH OPEN-PLAN KITCHEN/LIVING ROOM • LAMINATE FLOOR COVERINGS • PARKING BAYS

## Description

MANTONS LETTINGS are pleased to offer for rent this very impressive one bedroom ground floor maisonette positioned within a short walk of Legrave Thames Link train station. The property is available to rent from the beginning of May for £925.00 per month.

Decorated to a contemporary theme with modern laminate floor coverings, stylish bathroom suite & a open-plan refitted kitchen with appliances & breakfast bar, perfect to move straight into.

In brief the property comprises; Entrance hall with storage cupboards, double bedroom with wardrobes, refitted bathroom suite, open-plan lounge/kitchen.

Further benefits include; Double glazed windows, allocated parking bay & communal gardens.

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 from the beginning of May

Deposit £1065.00 (5 weeks rent)

Holding deposit £213.00 (1 weeks rent)

Part furnished

Client Money Protect Scheme (CMP) member number CMP005252

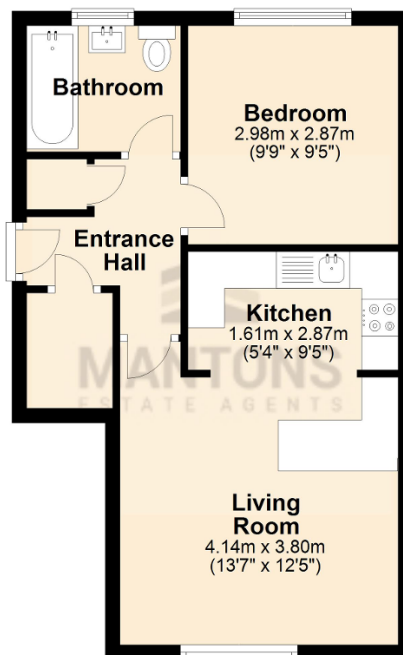
The Property Ombudsman (TPO) member number D12281

Aubrey Gardens is an attractive building located on the outskirts of Legrave. This particular maisonette is positioned to the rear of the building overlooking the gardens. Legrave Thames Link train station is within a mile walk as is Marsh Road where you will find a vast array of shops & food outlets. L&D hospital is 1.3 miles & M1 junction 11 & 11a are both within a 1.5 mile drive.



## Ground Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 38.7 sq. metres (416.7 sq. feet)