



# MANTONS

ESTATE AGENTS

1 Bedroom Flat for Rent - £750 per month

Gardenia Avenue, Luton, Bedfordshire, LU3 2PE



## KEY FEATURES:

- WELL PRESENTED ONE BEDROOM APARTMENT
- AVAILABLE TO RENT IMMEDIATELY
- WALKING DISTANCE TO LEAGRAVE STATION
- FITTED KITCHEN & BATHROOM
- FITTED WARDROBES TO BEDROOM
- DECORATED TO A CONTEMPORARY THEME
- POSITIONED ON THE FIRST FLOOR
- DOUBLE GLAZED WINDOWS

## Description

MANTONS LETTINGS are pleased to offer for rent this well presented one bedroom first floor apartment located on the outskirts of Leagrave & Limbury, available to rent immediately.

In brief the property comprises; Communal entrance with secure intercom entry system & stairs rising to first floor, living room, bedroom with fitted wardrobes, fitted kitchen with appliances to remain & a fitted bathroom.

Further benefits include; Double glazed windows, electric heating & allocated parking.

Viewings come recommended to fully appreciate the condition, size & feel this property has to offer. Contact Mantons Estate Agents to arrange a viewing or for more information.

## ADDITIONAL INFORMATION

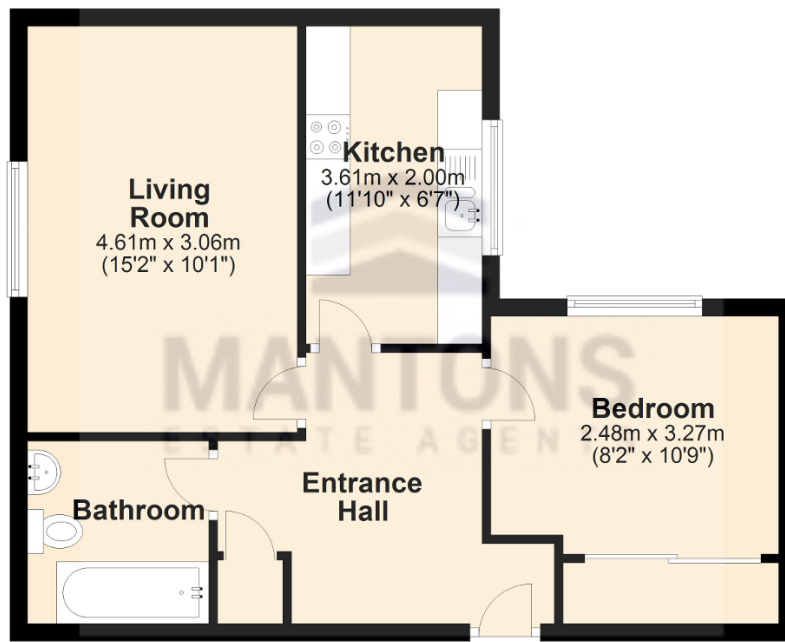
EPC Rating E  
Council Tax Band B  
Available to rent immediately  
Deposit £836.00 (5 weeks rent)  
Holding deposit £167.00 (1 weeks rent)  
Part-furnished  
Client Money Protect Scheme (CMP) member number CMP005252  
The Property Ombudsman (TPO) member number D12281

Garden Court is a purpose built block located off Gardenia Avenue on the outskirts of Leagrave & Limbury, within close proximity of all local amenities. A short walk to Marsh Road where you will find a vast array of supermarkets, food outlets & convenience stores. Junction 11 & 11a of the M1 motorway, Leagrave Thames Link train station & London Luton airport are all within easy reach. Norton Primary & Icknield High are the school catchments, St Joseph's catholic school is also within short walking distance.



## Ground Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Total area: approx. 47.2 sq. metres (507.7 sq. feet)