



# MANTONS

ESTATE AGENTS

## 2 Bedroom Flat for Rent - £1,100 per month

The Larches, Luton, Bedfordshire, LU2 7PX



### KEY FEATURES:

- VERY IMPRESSIVE FIRST FLOOR APARTMENT
- AVAILABLE TO RENT IMMEDIATELY £1100.00
- FULLY FURNISHED
- GAS CENTRAL HEATING & DOUBLE GLAZED
- TWO GENEROUS SIZE BEDROOMS
- WALKING DISTANCE TO LUTON TRAIN STATION
- RESIDENT PARKING BAYS
- FITTED KITCHEN & BATHROOM

## Description

MANTONS LETTINGS are pleased to offer for rent this very impressive & spacious two bedroom first floor apartment located within 0.5 mile walk from Luton ThamesLink train station. The property is available to rent immediately and comes fully furnished, perfect to move straight into.

In brief the property comprises; Communal entrance accessed via a secure intercom system, entrance hall, two double bedrooms, fitted bathroom suite, living room with 'Juliet' balcony & a fitted kitchen.

Further benefits include; Double glazed windows & doors and resident parking bays (permit required).

Viewings come highly recommended to fully appreciate the condition & size of this apartment. Contact Mantons Lettings to arrange a viewing.

## ADDITIONAL INFORMATION

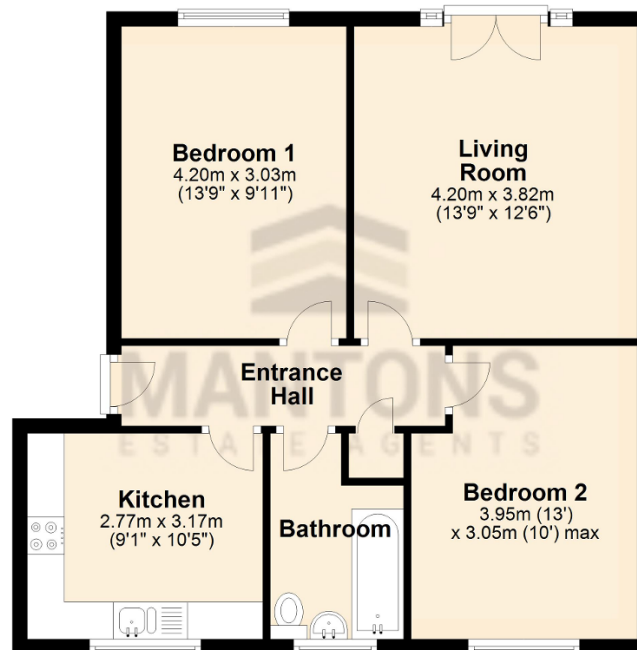
EPC Rating C  
Council Tax Band B  
Available to rent immediately  
Deposit £1265 (5 weeks rent)  
Holding deposit £253 (1 weeks rent)  
Fully furnished  
Client Money Protect Scheme (CMP) member number CMP005252  
The Property Ombudsman (TPO) member number D12281

The Larches is a purpose built block of apartments constructed in the 1960's proving as popular today as when first built. A short walk to Luton ThamesLink train station, town centre & University. Junction 10 of the M1 motorway & London Luton airport are both a short drive away. Popes Meadow, Peoples Park & Wardown Park are all within a short walk ideal for relaxing & enjoying walks.



## Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



Total area: approx. 60.8 sq. metres (654.8 sq. feet)