



# MANTONS

ESTATE AGENTS

## 1 Bedroom Maisonette for Rent - £850 per month

Wensleydale, Luton, Bedfordshire, LU2 7PN



### KEY FEATURES:

- WELL PRESENTED FIRST FLOOR MAISONETTE • ONE DOUBLE BEDROOM WITH FITTED WARDROBES • AVAILABLE TO RENT IMMEDIATELY, £795 PCM • DECORATED TO A CONTEMPORARY THEME • IMMACULATE CONDITION THROUGHOUT • MODERN FLOOR COVERINGS • STYLISH KITCHEN & BATHROOM • SECURE ALLOCATED PARKING AREA

## Description

MANTONS LETTINGS are pleased to offer for rent this very impressive one bedroom first floor maisonette positioned within a short walk of Luton Thames Link train station. The property is available to rent immediately for £795 per month.

Decorated to a contemporary theme with modern floor coverings & smooth ceilings, perfect to move straight into.

In brief the property comprises; Entrance lobby with stairs rising to the first floor, double bedroom with fitted wardrobe, modern bathroom suite, open-plan living room with 'Juliet' balcony leading through to stylish kitchen.

Further benefits include; Double glazed windows, electric heating & allocated parking bay with secure entrance system.

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

## ADDITIONAL INFORMATION

EPC Rating C

Council Tax Band A

Available to rent immediately

Deposit £917 (5 weeks rent)

Holding deposit £183 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Wensleydale is a pleasant cul de sac located within a short walk of Luton Thames Link train station. This particular property is positioned off the road enjoying a private location. To the rear of the close is 'Popes Meadow' a lovely open parkland area. Local amenities include an array of convenient stores in Hightown whilst Luton shopping centre is within walking distance. Junction 10 of the M1 motorway & London Luton airport are a short drive away. St Matthew's Primary & Stopsley High are the school catchments.

