



# MANTONS

ESTATE AGENTS

**2 Bedroom Terraced for Rent - £995 per month**

Old School Gardens, Barton Le Clay, Bedfordshire, MK45 4LS



## KEY FEATURES:

- IMMACULATE TWO BEDROOM TERRACE HOME • AVAILABLE TO RENT FROM THE END OF AUGUST •
- £900 PER MONTH RENT • DECORATED TO A CONTEMPORARY THEME • NEWLY LAID CARPETS • GAS
- CENTRAL HEATING VIA A COMBI BOILER • DOUBLE GLAZED WINDOWS & DOORS • KITCHEN/BREAKFAST
- ROOM WITH APPLIANCES

## Description

MANTONS LETTINGS are pleased to offer for rent this very impressive two bedroom terrace home located in the popular village of Barton Le Clay, available to rent from the end of August.

Recently decorated to a contemporary theme throughout with a 'bright & airy' feel, gas central heating serviced via a replacement combination boiler, double glazed windows & doors and newly laid carpets.

In brief the property comprises; 14ft living room with stairs rising to the first floor, fitted kitchen/breakfast room with appliances to remain (washing machine, fridge, freezer, oven & gas hob. On the first floor is a bathroom & two bedrooms.

Further benefits include; One allocated parking & a private North/East facing rear garden with rear access.

Contact Mantons Lettings to arrange an internal viewing to fully appreciate the condition and attributes this property has to offer.

## ADDITIONAL INFORMATION

EPC Rating C

Council Tax Band B

Available to rent from the end of August

Deposit £1038.00 (5 weeks rent)

Holding deposit £207.00 (1 weeks rent)

Part furnished - Kitchen appliances, blinds & curtains.

Client Money Protect Scheme (CMP) member number CMP005252

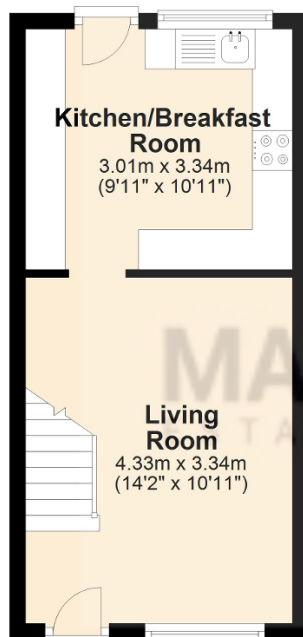
The Property Ombudsman (TPO) member number D12281

Old School Gardens is located in the the popular village of Barton-Le-Clay. Positioned within walking distance to a vast array of amenities including local shops, doctors, post office & public houses. Scenic walks over Barton springs & local bus service are all on the door step. Easy access to Harlington Thames Link station and M1 motorway. Ramsey Lower, Arnold Middle & Harlington Upper are the school catchments.



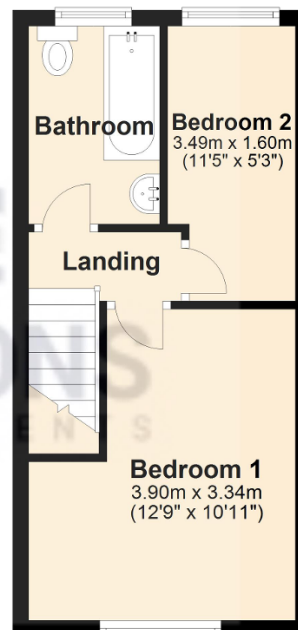
### Ground Floor

Approx. 24.9 sq. metres (267.5 sq. feet)



### First Floor

Approx. 24.9 sq. metres (267.8 sq. feet)



Total area: approx. 49.7 sq. metres (535.3 sq. feet)