



# MANTONS

ESTATE AGENTS

Studio for Rent - £750 per month  
Burfield Court, Luton, Bedfordshire, LU2 8JY



## KEY FEATURES:

- GROUND FLOOR STUDIO APARTMENT • AVAILABLE TO RENT FROM JANUARY • £750.00 PER MONTH RENT • DECORATED TO A CONTEMPORARY THEME • RESIDENT PARKING BAYS • FITTED KITCHEN & BATHROOM • NEWLY INSTALLED CARPETS • EASY ACCESS TO M1 JUNCTION 10 & AIRPORT

## Description

MANTONS LETTINGS are pleased to bring to market this well appointed ground floor studio apartment located in the very sought after residential area between Stopsley & Wigmore.

Available to rent from the beginning of January for £750.00 per month.

Recently decorated to a neutral theme throughout with newly installed carpets. Within easy access to Luton airport, Parkway Thames Link train station, & junction 10 of the M1 motorway.

In brief the property comprises; Communal entrance with access via secure intercom system. Entrance hall, open-plan living/bedroom area with built-in wardrobes, kitchen & bathroom suite.

Further benefits include; Doubled glazed windows & allocated parking bay.

Contact Mantons Estate Agents to arrange a viewing or for further information.

## ADDITIONAL INFORMATION

EPC Rating D

Council Tax Band A

Available to rent from January 2024

Deposit £865.38 (5 weeks rent)

Holding deposit £173.07 (1 weeks rent)

Unfurnished

Client Money Protect Scheme (CMP) member number CMP005252

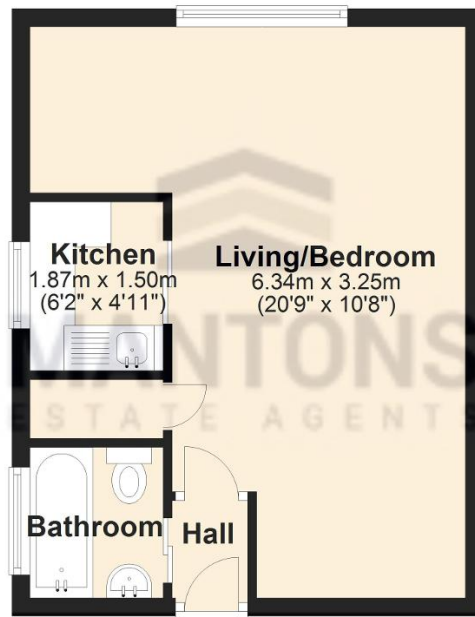
The Property Ombudsman (TPO) member number D12281

Burfield Court is a purpose built block of apartments constructed in the 1970's, this particular apartment is located on the ground floor. Positioned in a very popular residential area between Stopsley & Wigmore. London Luton airport, junction 10 of the M1 motorway and Luton Parkway Thames Link train station are all within easy reach. 'Asda' supermarket is a short drive whilst the Primary school 'Someries' and High school 'Putteridge' are both within walking distance.



## Ground Floor

Approx. 30.7 sq. metres (330.3 sq. feet)



Total area: approx. 30.7 sq. metres (330.3 sq. feet)