



MANTONS

ESTATE AGENTS

1 Bedroom Flat for Rent - £900 per month

High Street, Luton, Bedfordshire, LU4 9JU



KEY FEATURES:

- WELL PRESENTED ONE BEDROOM APARTMENT • AVAILABLE TO RENT BEGINNING OF APRIL •
- DECORATED TO A CONTEMPORARY THEME • MODERN KITCHEN/BREAKFAST ROOM • CONFIGURED OVER TWO FLOORS • GAS CENTRAL HEATING VIA A COMBI BOILER • ENCLOSED REAR GARDEN • WALKING DISTANCE TO LEAGRAVE STATION

Description

MANTONS LETTINGS is pleased to offer this impressive one bedroom apartment for rent, just a short walk from Legrave Thameslink train station. Available from early April for £900 per month, this well presented home offers modern living in a convenient location.

Set over two floors, the property benefits from both front & rear entrances, providing access to an enclosed rear garden. Stylishly decorated in a contemporary theme, it features a modern kitchen/breakfast room with appliances & gas central heating powered by a combination boiler. The layout includes a communal entrance, wet room & an open-plan lounge/diner leading to the kitchen/breakfast room. Stairs rise to the first floor, where a spacious double bedroom awaits.

Additional advantages include double glazed windows, allocated parking & a low-maintenance enclosed rear garden with an artificial lawn & gated side access to the parking area. Viewing is highly recommended to fully appreciate the space, style & quality this property has to offer.

ADDITIONAL INFORMATION

EPC Rating D

Council Tax Band A

Available to rent from the beginning of April

Deposit £1035.00 (5 weeks rent)

Holding deposit £207.00 (1 weeks rent)

Part furnished

Client Money Protect Scheme (CMP) member number CMP005252

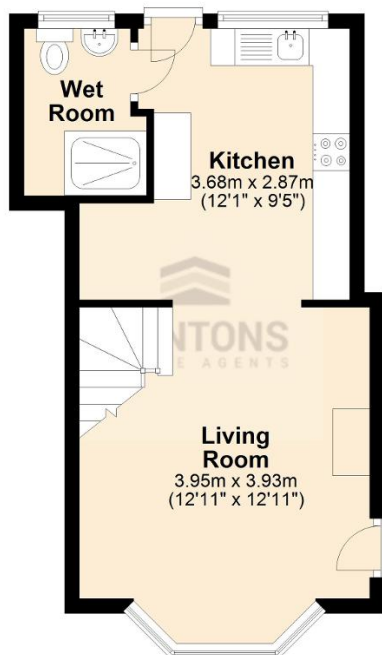
The Property Ombudsman (TPO) member number D12281

Located along the High Street on the outskirts of Legrave. Legrave ThamesLink train station is within short walking distance (0.5 miles) as is Legrave high street where you will find a vast array of shops & food outlets. L&D hospital is 1.3 miles & M1 junction 11 & 11a are both within a 1.5 mile drive. Legrave Primary & Challney High are the school catchments.



Ground Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



First Floor

Approx. 15.9 sq. metres (171.4 sq. feet)



Total area: approx. 48.7 sq. metres (524.0 sq. feet)