



# MANTONS

ESTATE AGENTS

3 Bedroom Terraced for Rent - £1,300 per month

Rothesay Road, Luton, Bedfordshire, LU1 1QZ



## KEY FEATURES:

- WELL PRESENTED THREE BEDROOM HOME
- AVAILABLE TO RENT IMMEDIATELY - £1300
- DECORATED TO A CONTEMPORARY THEME
- WALKING DISTANCE TO LUTON TRAIN STATION
- FITTED KITCHEN WITH APPLIANCES
- GAS CENTRAL HEATING VIA COMBI BOILER
- BATHROOM & SHOWER ROOM
- EASY ACCESS TO M1 & LUTON AIRPORT

## Description

MANTONS LETTINGS are pleased to offer this Victorian three bedroom terrace home available to rent immediately for £1300.00 per month, the tenancy is for short term. Positioned within a short walk to Luton Town centre & Luton ThamesLink train station.

Gas central heating serviced via a combination boiler, ground floor shower room & first floor bathroom. Decorated to a contemporary theme through-out, an internal viewing is a must.

In brief the property comprises; Entrance hall with stairs rising to the first floor, living room with separate dining room & a fitted kitchen with appliances. On the first floor is a fitted bathroom & three generous size bedrooms.

Further benefits include; Basement & a low maintenance secluded rear garden.

Contact Mantons for more information or to arrange a viewing.

## ADDITIONAL INFORMATION

EPC Rating D

### Council Tax Band B

Available to rent Immediately

Deposit £1500 (5 weeks rent)

Holding deposit £300 (1 weeks rent)

Un-furnished

Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Rothsay Road is located in Chapel Langley, South Luton, the ideal location for commuters, approximately five minutes walk to the mainline Luton train station from which can be as little as a 22 minute train trip from Luton to St Pancras in London. Around five minutes walk to Luton town centre with its shopping Mall, cinema multiplex, and range of restaurants and food venues. With access to the M1 junction 10 motorway, again only a few minutes drive away, and also less than 10 minutes drive from Luton London airport. Luton Retail Park is only a short drive away with retailers such as Next, Argos, Starbucks, and many more.



Total area: approx. 124.1 sq. metres (1335.3 sq. feet)