



# MANTONS

ESTATE AGENTS

2 Bedroom Semi-Detached for Rent - £1,500 per month

Ailesbury Road, Ampthill, Bedfordshire, MK45 2XD



## KEY FEATURES:

- WELL APPOINTED SEMI DETACHED HOME
- IMMACULATE CONDITION THROUGHOUT
- TWO GENEROUS SIZE BEDROOMS
- AVAILABLE TO RENT IMMEDIATELY, £1500
- MODERN KITCHEN & SHOWER ROOM
- CENTRAL HEATING VIA COMBINATION BOILER
- NEWLY LAID CARPETS
- SOUTH/WEST FACING REAR GARDEN

## Description

MANTONS LETTINGS are pleased to offer for rent this beautifully presented two bedroom semi detached home located in the poplar town of Amphill, available to rent immediately for £1500.00 per month.

Refitted kitchen with ample units & counter space & a refitted shower room. Decorated to a contemporary theme throughout with a 'bright & airy' feel, modern floor coverings with newly installed carpets, smooth ceilings & stylish fixtures & fittings. Gas central heating serviced via a combination boiler & a generous size South/West facing rear garden.

In brief the property comprises; Entrance lobby, 14ft living room, refitted 12ft kitchen with door leading to the rear garden. On the first floor is a refitted shower room & two well proportioned bedrooms.

Further benefits include; Double glazed windows & doors, driveway, access to a loft via loft ladder, enclosed rear garden with decking areas.

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

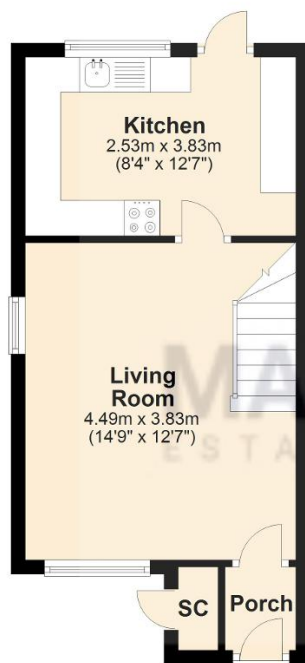
## ADDITIONAL INFORMATION

EPC Rating C  
Council Tax Band C  
Available to rent immediately  
Deposit £1730.00 (5 weeks rent)  
Holding deposit £346.00 (1 weeks rent)  
Unfurnished  
Client Money Protect Scheme (CMP) member number CMP005252  
The Property Ombudsman (TPO) member number D12281

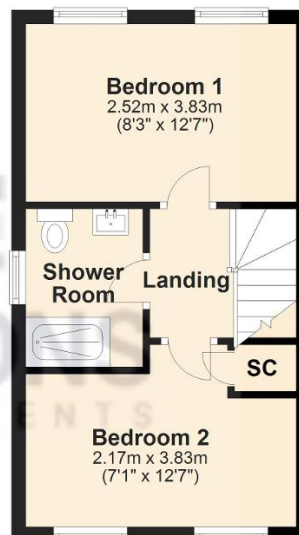
Ailesbury Road is located on the popular 'Woodlands' development situated in the highly sought after Georgian market town of Amphill. Within walking distance to a variety of shops including; Waitrose supermarket, boutiques, several public houses, restaurants & the picturesque Amphill Park. Flitwick mainline train station is close by which will see you in St Pancras, London within 40 mins approx, junctions 12 and 13 of the M1 are within easy reach providing excellent access to London & the North. Russell Lower, Alameda Middle and Redborne Upper are the school catchments.



**Ground Floor**  
Approx. 29.4 sq. metres (316.8 sq. feet)



**First Floor**  
Approx. 27.3 sq. metres (293.9 sq. feet)



Total area: approx. 56.7 sq. metres (610.7 sq. feet)