



# MANTONS

ESTATE AGENTS

## 1 Bedroom Park Home for Rent - £750 per month

Westbourne Park, Nursery Road, Luton, Bedfordshire, LU3 2RQ



### KEY FEATURES:

- WELL PRESENTED ONE BEDROOM PARK HOME • AVAILABLE TO RENT IMMEDIATELY - £750 •
- DECORATED TO A CONTEMPORARY THEME • GAS CENTRAL HEATING VIA A COMBI BOILER • RESIDENTS TO BE 45 YEARS OF AGE OR ABOVE • RESIDENT PARKING • WALKING DISTANCE TO LEAGRAVE STATION • NEWLY LAID CARPETS

## Description

MANTONS LETTINGS are pleased to offer for rent this immaculate one bedroom park home positioned within a short walk of Legrave ThamesLink train station & Marsh Road where a vast array of local shops can be found.

The property has been decorated to a contemporary theme throughout with newly installed carpets & a modern bathroom suite, perfect to move straight into.

The property is available to rent immediately for £750 per month. All residents must be 45 years of age or above with no children or pets.

In brief the property comprises; Double bedroom, walk-in storage room/study, modern bathroom suite, fitted kitchen & living room.

Further benefits include; Double glazed windows & doors, gas central heating serviced via a combination boiler (LPG), garden shed & resident parking.

Viewings come recommended to fully appreciate the condition & feel this property has to offer.

## ADDITIONAL INFORMATION

Council Tax Band A

Available to rent immediately

Deposit £865 (5 weeks rent)

Holding deposit £173.00 (1 weeks rent)

Part furnished - Kitchen appliances & wardrobes

Client Money Protect Scheme (CMP) member number CMP005252

The Property Ombudsman (TPO) member number D12281

Westbourne Park is located in Legrave within a short walk of Legrave ThamesLink train station and Marsh Road where you will find a vast array of supermarkets, food outlets & convenience stores. Easy access to Junction 11 of the M1 motorway & Luton & Dunstable hospital.



## Ground Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 32.3 sq. metres (347.2 sq. feet)