



# MANTONS

ESTATE AGENTS

## 1 Bedroom Park Home for Rent - £695 per month

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



### KEY FEATURES:

- WELL PRESENTED ONE BEDROOM PARK HOME • AVAILABLE TO RENT IMMEDIATELY - £695 •
- COMPLETELY REFURBISHED THROUGHOUT • GAS CENTRAL HEATING VIA A COMBI BOILER • REFITTED KITCHEN & BATHROOM SUITE • WALKING DISTANCE TO LEAGRAVE STATION • RESIDENTS TO BE 45 YEARS OF AGE OR ABOVE • RESIDENT PARKING

## Description

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

The property has been completely refurbished to include a newly fitted bathroom suite & kitchen, modern floor coverings & neutral décor, perfect to move straight into.

The property is available to rent immediately for £695 per month which includes water rates. All residents must be 45 years of age or above with no children or pets.

In brief the property comprises; Double bedroom, modern bathroom suite & living room leading through to a stylish kitchen.

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 £801 (5 weeks rent)

Holding deposit £160 (1 weeks rent)

Part furnished

Client Money Protect Scheme (CMP) member number CMP005252

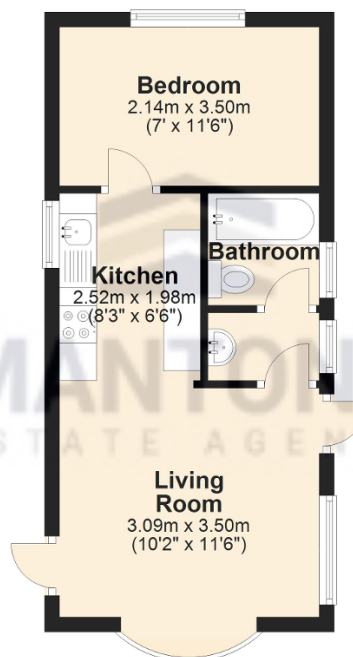
The Property Ombudsman (TPO) member number D12281

Westbourne Park is located in Leagrave within a short walk of Leagrave Thames Link 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. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 28.3 sq. metres (304.9 sq. feet)