



# MANTONS

ESTATE AGENTS

**2 Bedroom Flat for Rent - £1,400 per month**

Collington Street, Luton, Bedfordshire, LU1 1RX



## KEY FEATURES:

- STUNNING GROUND FLOOR APARTMENT • TWO GENEROUS SIZE BEDROOMS • NEWLY CONSTRUCTED, NEVER BEEN OCCUPIED • AVAILABLE TO RENT IMMEDIATELY, £1400 • DECORATED TO A CONTEMPORARY THEME • OPEN-PLAN LIVING ROOM/KITCHEN • WALKING DISTANCE TO LUTON TRAIN STATION • EN SUITE TO MASTER BEDROOM

## Description

MANTONS LETTINGS are pleased to offer for rent this newly constructed & very impressive two bedroom ground floor apartment located within 0.5 mile walk from Luton Thames Link train station. The property is available to rent immediately, this will be the first time the property has been occupied, perfect to move straight into.

Boasting over 700sqft of modern living space, decorated to a contemporary theme throughout with smooth ceilings, stylish floor coverings & luxurious fixtures & fittings.

Open-plan living room & kitchen with patio door opening to the courtyard garden, air ventilation system, en suite shower room to master bedroom & video intercom system are just a few of the attributes this very impressive apartment has to offer.

In brief the property comprises; Communal entrance hall accessed via a secure intercom system, stairs leading to all floors, elevator & access to bike store. Spacious entrance hall, two well proportioned bedrooms, master bedroom with en suite shower room, fitted bathroom suite, open-plan living room/kitchen, a great open-plan feel perfect for today's living, kitchen fitted with integrated appliances.

Further benefits include; CCTV to communal areas, double glazed windows & doors, communal courtyard garden & electric heating.

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

## ADDITIONAL INFORMATION

EPC Rating D

Council Tax Band B

Available to rent immediately

Deposit £1615 (5 weeks rent)

Holding deposit £323 (1 weeks rent)

Part furnished - Kitchen appliances - Fridge/Freezer, Washing Machine, Dish Washer, Cooker, Hob & Microwave.

Client Money Protect Scheme (CMP) member number CMP005252

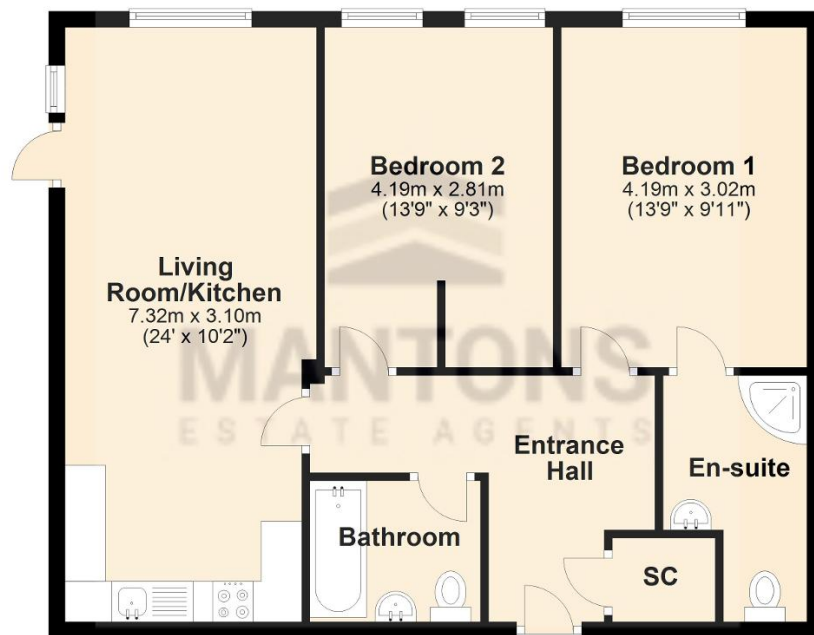
The Property Ombudsman (TPO) member number D12281

Gilmartins House is a purpose built block of apartments constructed to a high specification located in the heart of Luton Town Centre. Approximately half a mile walk to the mainline Luton Thames



## Ground Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 sq. feet)