



New Town Street, Luton

Monthly Rental Of
 £1,275

- Available immediately
- Ideal location for the facilities, shops and communication links
- Much improved property - redecorated & new flooring
- Brand new kitchen
- Modern bathroom
- Living room PLUS dining room
- Two DOUBLE bedrooms
- Easy to maintain garden

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working conditions of any appliances. No person in Local Agent Network Limited employment has the authority to make or give any representation or warranty in respect of the property.



General

Perfect location for so many of the facilities, shops and communication links in Luton. This recently improved home enjoys a central location in the town and is available for let immediately.

There is a living room, dining room, brand new kitchen, modern bathroom and two DOUBLE bedrooms. Further benefits include an easy to maintain garden, gas central heating and double glazing.

Please call the team at Local Agent Network on 01525 876600 for more information. EPC rating: E

Deposit

We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks the equivalent to 5 weeks agreed rent (minus the holding deposit already paid) is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

Rooms & Dimensions

Living Room: 3.33m x 3.21m

Dining Room: 3.32m x 3.21m

Kitchen: 3.32m x 1.89m

Bathroom

First Floor Landing

Bedroom One: 3.62m x 3.47m

Bedroom Two: 3.60m x 3.34m

Rear Garden - enclosed rear garden. Shared passageway from the rear to the front of the house.

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