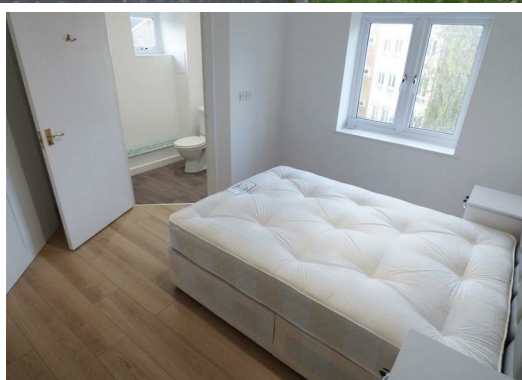




Bradshaws
Residential Sales & Lettings Since 1929

**36 Morgan Close, Luton, Bedfordshire LU4
9GL
£875 PCM**



*** SPACIOUS EXECUTIVE STYLE TOP FLOOR APARTMENT * FURNISHED * SET WITHIN A MODERN STYLE DEVELOPMENT * TWO DOUBLE BEDROOMS * EN-SUITE TO BEDROOM ONE * ENTRANCE HALL * SPACIOUS OPEN PLAN LIVING AREA WITH LOUNGE/DINER * MODERN FITTED KITCHEN * MODERN FITTED BATHROOM * DOUBLE GLAZED WINDOWS & DOORS * MUST BE VIEWED * AVAILABLE NOW * SHORT WALK TO LEAGRAVE MAINLINE TRAIN STATION ***

3A Church Road, Harlington, Bedfordshire, LU5 6LE

Tel: 03301070255 | info@bradshawsestateagents.co.uk | bradshawsestateagents.co.uk

COMMUNAL ENTRANCE

Providing access to all apartments in block. Remote entry buzzer. Fitted Carpet. Post boxes for this and neighbouring properties.

ENTRANCE HALL

Providing access to all accommodation. Door to the front. Remote entry phone system. Wood laminate flooring. Storage Heater, Airing cupboard (housing the hot water cylinder). Storage cupboard. Power points.

LIVING ROOM

18' x 10 (5.49m x 3.05m)

A large dual aspect room with double glazed windows to the front and rear. Feature fire surround with electric fire. Wood laminate flooring. Storage heater. TV & Telephone point. Power points.

KITCHEN

13' x 6'3 (3.96m x 1.91m)

A modern fitted kitchen comprising of a range of eye, drawer and base level units with work surfaces over, single drainer sink unit, integrated oven, integrated ceramic hob with extractor hood over, tiled floor, power points, double glazed window to the rear aspect.

BEDROOM ONE

131 x 12'11 (39.93m x 3.94m)

A large room with double glazed window to the front. Wood laminate flooring. Storage heater. TV point. Power points.

EN-SUITE SHOWER ROOM

Fitted to comprise of a low level w/c. Wash hand basin set into a vanity unit. Part tiled walls. Shower cubicle. Opaque double glazed window to front aspect. Heated towel rail. Inset spot lights to the ceiling. Extractor.

BEDROOM TWO

Another large room with double glazed window to the front. Wood laminate flooring. Storage heater. TV point. Power points.

BATHROOM

Fitted to comprise of a low level w/c. Wash hand basin set into a vanity unit. Part tiled walls. Paneled bath with shower mixer taps. Opaque double glazed window to rear aspect. Heated towel rail. Inset spot lights to the ceiling. Extractor.

EXTERNALLY

COMMUNAL GARDENS

Well tended communal garden and playing areas.

PARKING

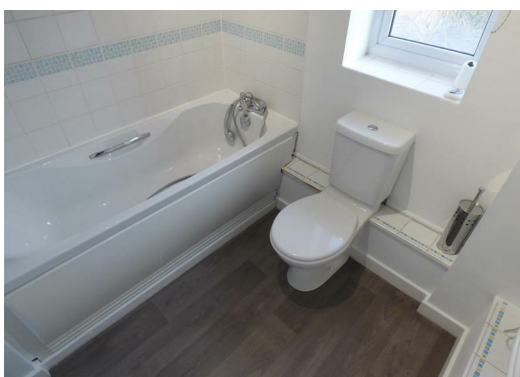
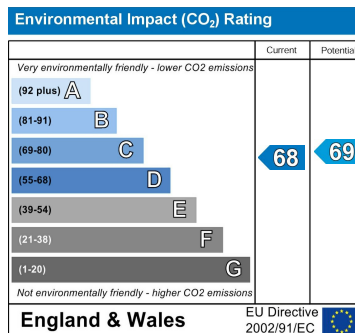
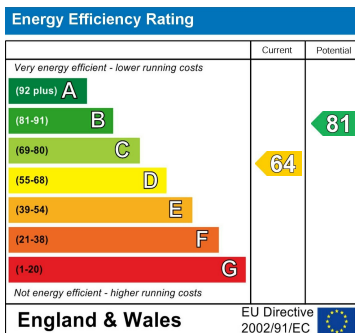
One allocated parking space and visitor parking.

REFERENCING

All tenancies are subject to satisfactory referencing.

LETTING FEES

The asking rent does not include letting fees. Depending on your circumstances and the property you select, we may also apply the following upfront fees: * General administration fees * Reference fees (including credit checks, bank, guarantor, previous landlord, etc) * Application fees * Fees for drawing up tenancy agreements * Inventory fees, including check-in and check-out fees * Guarantor arrangement/application fees * Additional occupant fees * Pets disclaimer fees/additional pet deposit Fees may be charged on a per person, or per property basis.



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