7 The Stepping Stones, Mount Pleasant Road, Luton, LU3 2ST

£1,100 per month (Subject to contract)

Urban & Rural
urbanandrural.com

7 The Stepping Stones, Mount Pleasant Road, Luton, LU3 2ST

URBAN AND RURAL LETTINGS | FULLY REFURBISHED | STYLISH REFITTED KITCHEN & SHOWER ROOM | REDECORATED THROUGHOUT

A beautifully presented and fully refurbished one-bedroom apartment, ideally situated within easy walking distance of a range of local amenities.

Having been redecorated and upgraded throughout, the property offers well-proportioned and contemporary accommodation, making it an ideal choice for a single occupant or couple.

The accommodation comprises a communal entrance with stairs leading to the first floor, where you will find an entrance hall with newly fitted carpets and useful loft access via a pull-down ladder. The loft also benefits from power.

The double bedroom has been finished with newly fitted carpets, while the lounge benefits from attractive refitted tiled flooring, providing a modern and easy-to-maintain finish.

The refitted kitchen is fitted with a range of modern units and integrated appliances, including a hob, oven and microwave. Additional appliances are also provided, including a fridge freezer and washing machine.

Externally, residents can enjoy well-maintained communal gardens, together with casual parking bays.

With its modern presentation, excellent location and comprehensive refurbishment, this apartment is ready to move into and must be viewed to be fully appreciated.

EPC Rating: C

7 The Stepping Stones, Mount Pleasant Road,Luton, LU3 2ST

1 1 1

The Local Area

Located within walking distance to Leagrave train station, Marsh road shopping parade and Junction 11 of the M1 Motorway are also in close proximity.

Local Authority - Luton Borough Council

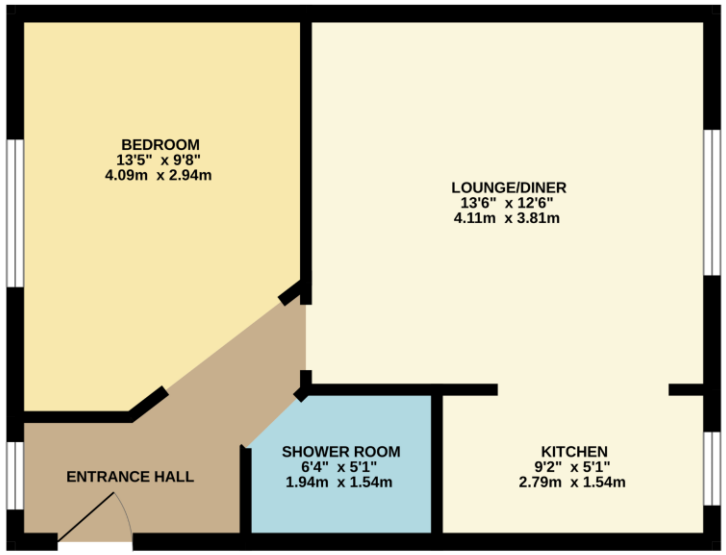
Council Tax Band - B

At a Glance:

- Fully Refurbished
- Refitted Kitchen
- Refitted Shower Room
- Redecorated Throughout
- Close to Train Station

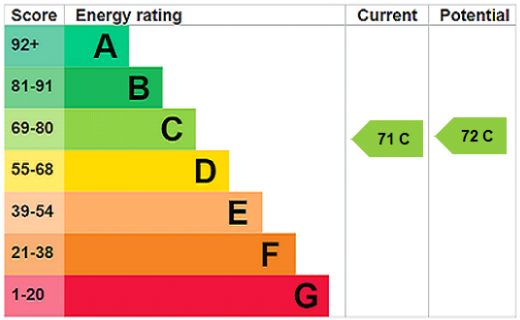
7 The Stepping Stones, Mount Pleasant Road, Luton, Bedfordshire, LU3 2ST

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 407 sq.ft. (37.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Urban & Rural (Leagrave)
Tel:01582 495448
Email:leagrave@urbanandrural.com
Web: https//leagrave.urbanandrural.com/

The Property Ombudsman

Urban & Rural (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Urban & Rural cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Urban & Rural (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Urban & Rural (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Urban & Rural (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, textures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and no assumptions should be made in respect of those parts of the property that have not been photographed, items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photographs. Photographs may have been taken using a wide-angle lens. Council Tax banding may be altered when a property sells following alterations, the banding shown within these details have been checked online upon commencement of marketing.