



18 Mentmore Road  
Linslade, Leighton Buzzard, LU7 2NZ

£950 PCM



  
**WATSONS**  
LETTING SINCE 1961

## 18 Mentmore Road

Linslade, Leighton Buzzard, LU7 2NZ

Watsons are delighted to offer for let this two bedroom first floor flat conversion conveniently situated for the mainline train station and overlooking the local recreation park. The accommodation comprises: Communal hallway, entrance hallway, lounge/diner, kitchen with appliances, two bedrooms, bathroom, parking to the rear. Benefits include gas central heating. The property is offered Unfurnished and is available mid December.

\*\*\* FILE PHOTOS USED FOR MARKETING \*\*\*

### Entrance Hallway

### Lounge

12'5 (max) x 11'7 (3.78m (max) x 3.53m)

### Kitchen

12'4 x 5'5 (3.76m x 1.65m)

### Bedroom One

13'8 x 8'3 (4.17m x 2.51m)

### Bedroom Two

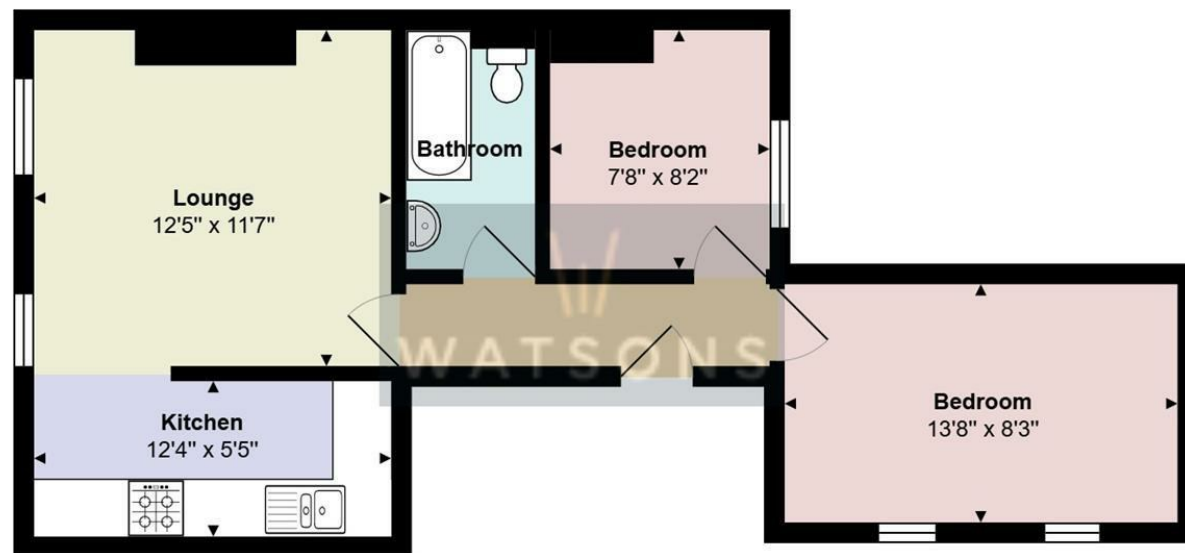
8'2 (max) x 7'8 (max) (2.49m (max) x 2.34m (max))

### Bathroom



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

## Floor Plan



**First Floor**

Total Area: 488 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Watsons Lettings Office on 01525 378309 if you wish to arrange a viewing appointment for this property or require further information.

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