



Flat 10, Brache Court Seymour Road, Luton, Bedfordshire, LU1 3NP  
£795 PCM



- AVAILABLE NOW
- CLOSE TO TRAIN STATION
- PARKING AVAILABLE SUBJECT TO SPACES

- EXCELLENT CONDITION
- MODERN KITCHEN
- MUST BE VIEWED

- PART FURNISHED
- MODERN BATHROOM

**\*\* EXCLUSIVE TO P AND R PROPERTY LETTINGS \*\* THIS RECENTLY REFURBISHED \*\* CLOSE TO TOWN CENTRE AND PARKWAY TRAINING STATION \*\***  
**\*\* The great apartment benefits from accommodation comprising entrance hall, lounge / dining room, modern kitchen, modern bathroom and large double bedroom. Outside there is access to first come, first served free parking.**

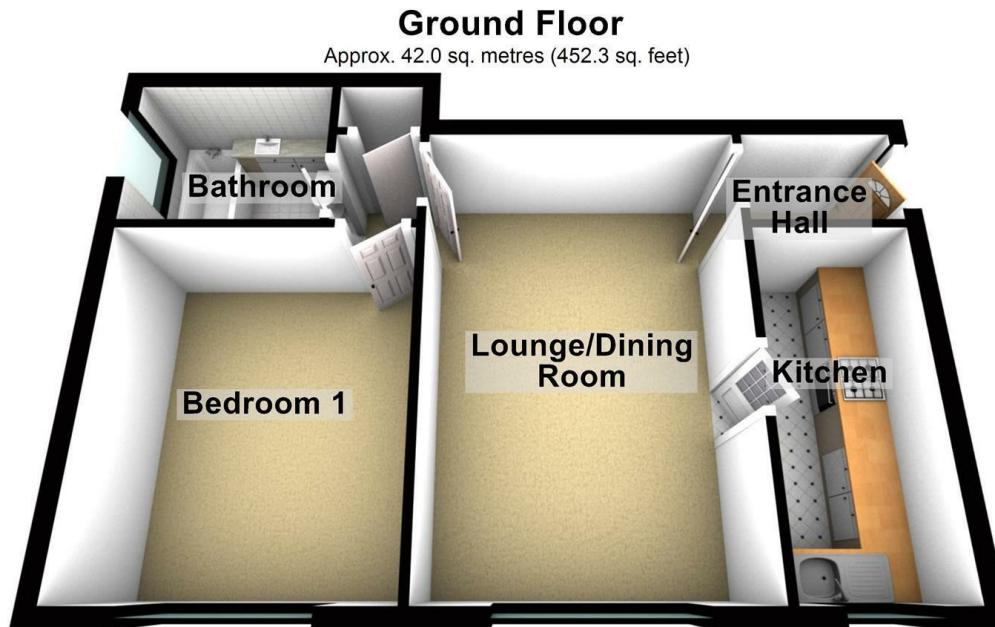
**ENTRANCE HALL**

**LOUNGE/DINING ROOM 16'2" X 10'11" (4.92M X 3.33M)**

**KITCHEN 10'4" X 5'4" (3.15M X 1.63M)**

**BEDROOM 1 12'4" X 10'5" (3.76M X 3.17M)**

**BATHROOM**



**Ground Floor**  
 Approx. 42.0 sq. metres (452.3 sq. feet)

Total area: approx. 42.0 sq. metres (452.3 sq. feet)

**10 Brache Court**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		43	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	