



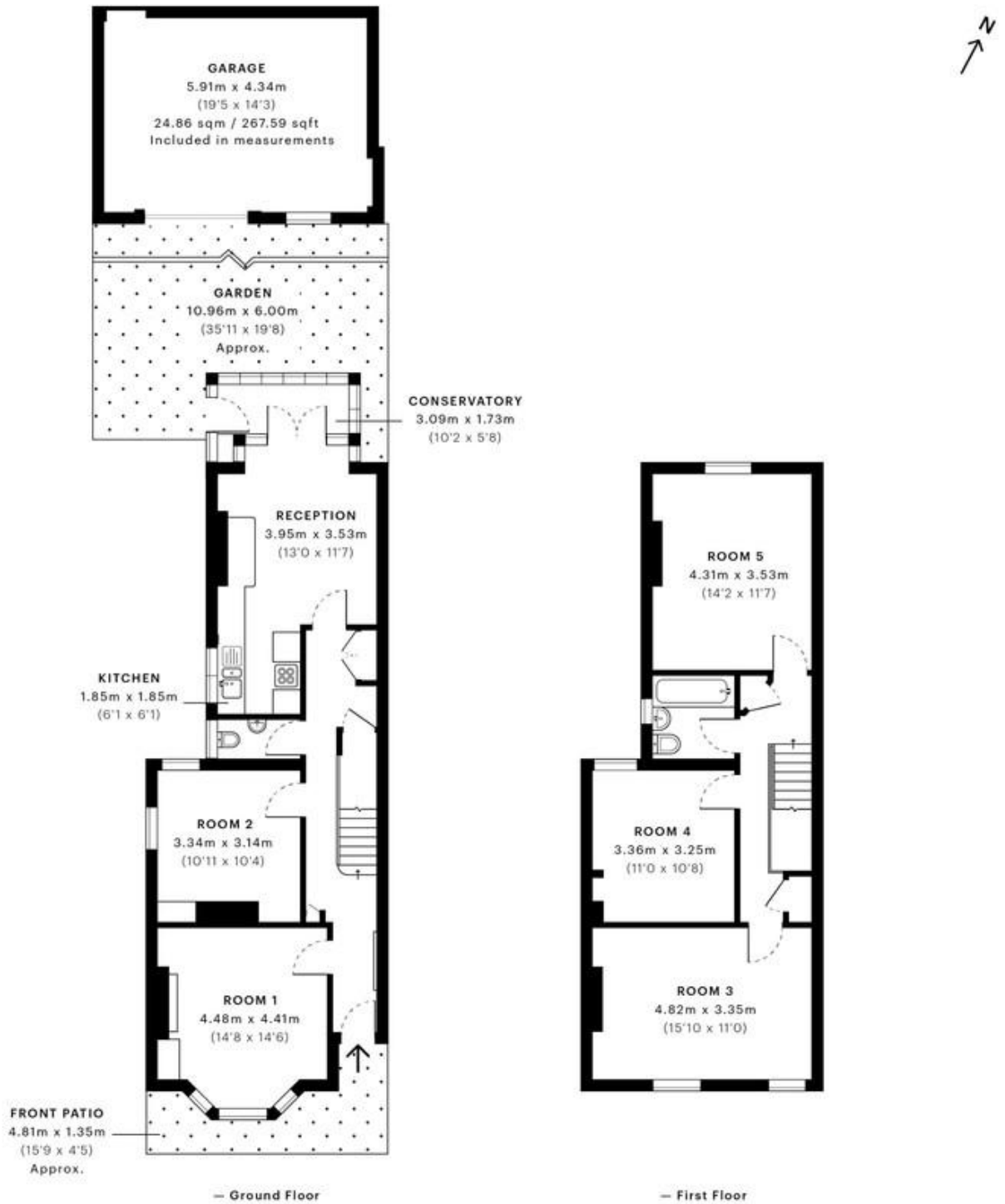
## Reginald Street, Luton LU2

### £450pcm

Mile are pleased to offer a room to share in a newly refurbished house to rent. The property consists of a large modern eat-in communal Kitchen, brand newly fully refurbished fitted bathroom, a second WC and a large communal garden. The property is located a short walk to Luton Station and various bus routes as well as the shopping mall and is a stones throw from a local park. Also great for access to Luton Airport. AVAILABLE NOW!

ALL BILLS AND INTERNET INCLUDED! EPC RATING D

- Newly refurbished House
- Rooms to rent
- Communal Garden
- 10 Min to Luton Station
- Stones throw from park
- Gas central Heating
- ALL Bills Included
- Internet Included
- MUST BE SEEN TO AVOID DISSAPPOINTMENT!
- Available NOW



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
141.44 sqm / 1522.45 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
106.91 sqm / 1150.77 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft