



43 Kingsway, Luton, Bedfordshire, LU4 8EH  
£230,000

- NO UPPER CHAIN
- GARDENS
- 3 SEPARATE STUDIO APARTMENTS

- GREAT INVESTMENT
- CLOSE TO SHOPS & AMENITIES

- BUY TO LET POTENTIAL £1400 PCM
- FREEHOLD

\*\*\*\* EXCLUSIVE TO P&R PROPERTY SALES \*\* FREEHOLD \*\* CASH BUYERS ONLY \*\* CONVERTED HOUSE WHICH IS CURRENTLY LET AS THREE STUDIO APARTMENTS \*\* BUY TO LET INCOME APPROXIMATELY £1400 pcm \*\*

## GROUND FLOOR

### FLAT 1

**STUDIO ROOM TO FRONT 14'00 X 10'02 (4.27M X 3.10M)**

**KITCHEN 6'10 X 5'02 (2.08M X 1.57M)**

**BATHROOM 6'01 X 6'01 (1.85M X 1.85M)**

### FLAT 2

**STUDIO ROOM TO REAR 11'11 X 8'04 (3.63M X 2.54M)**

**KITCHEN TO REAR 5'09 X 5'02 (1.75M X 1.57M)**

**BATHROOM TO REAR 6'00 X 5'08 (1.83M X 1.73M)**

## FIRST FLOOR

### FLAT 3

**FIRST FLOOR LIVING ROOM 11'10" X 10'2" (3.63M X 3.10M)**

**FIRST FLOOR BEDROOM 12'03 X 9'07 (3.73M X 2.92M)**

**FIRST FLOOR KITCHEN AREA**

**OUTSIDE**

**REAR GARDEN**



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