



1 Colin Place, Luton, Bedfordshire, LU2 7RX
£1,250

- NEW DEVELOPMENT
- EN SUITES TO ALL PLOTS
- FULLY INTEGRATED KITCHEN'S
- GARAGES & PARKING AVAILABLE
- FABULOUS BATHROOMS
- 10 MINUTE WALK TO LUTON TRAIN STATION

*** P&R Property Lettings *** FABULOUS NEW DEVELOPMENT OF JUST FIVE, 3 AND 4 BEDROOM DETACHED HOUSES ** IMMEDIATE MOVE INS AVAILABLE
 ** LOCATED JUST OVER A 10 MINUTE WALK FROM LUTON'S MAINLINE TRAIN STATION ** FULLY INTEGRATED KITCHENS ** READY FOR IMMEDIATE
 OCCUPANCY ** ON DRIVE PARKING *** MUST BE VIEWED ***

GROUND FLOOR

ENTRANCE HALL 10'6" X 6" (3.20M X 1.83M)

WC

KITCHEN/DINER 15'9" X 12'8" (4.79M X 3.87M)

LOUNGE 15'9" X 12'10" (4.79M X 3.91M)

FIRST FLOOR

LANDING

BEDROOM 1 15'9" X 12'8" (4.79M X 3.87M)

EN-SUITE

BEDROOM 2 7'8" X 13'00" (2.34M X 3.96M)

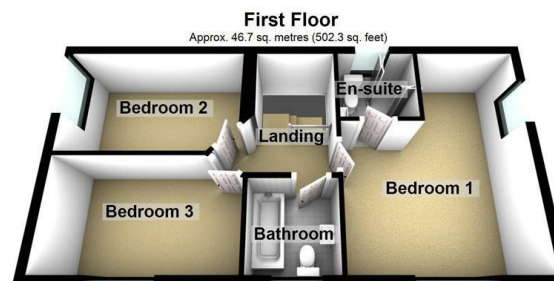
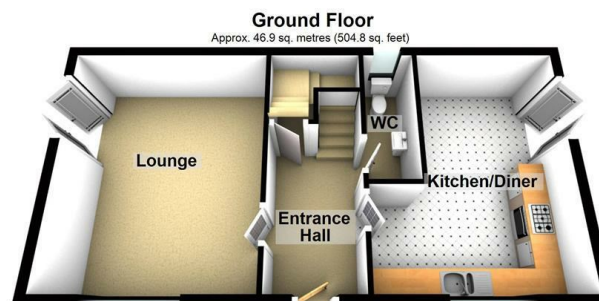
BEDROOM 3 7'8" X 12'10" (2.34M X 3.91M)

BATHROOM

OUTSIDE

REAR GARDEN

AMPLE OFF ROAD PARKING ON DRIVE TO FRONT



Total area: approx. 93.6 sq. metres (1007.0 sq. feet)

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