



Room 2, Flat 2 48 Reginald Street, Luton, Bedfordshire, LU2 7QZ  
£500

- Large Double Room In House Share
- Available For Immediate Move In
- Luxury Accommodation

- Fully Furnished
- Close to Town Center
- En Suite

- All Bills Included
- Walking Distance To Station

\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\* LUXURY ROOM \*\* FULLY FURNISHED TO A HIGH STANDARD \*\* PROFESSIONAL ONLY HOUSE SHARE  
 \*\* FITTED DOUBLE WARDROBES \*\* MOST ROOMS HAVE EN SUITE \*\* CLOSE TO TOWN CENTRE \*\* ALL BILLS INCLUDED \*\* WI-FI \*\* AVAILABLE NOW \*\*

## FIRST FLOOR

### ENTRANCE HALL

**LOUNGE 11'11" X 8'9" (3.62M X 2.67M)**

**KITCHEN/BREAKFAST ROOM 12'5" X 7'9" (3.79M X 2.36M)**

**ROOM 1 8'2" X 13'2" (2.50M X 4.02M)**

### EN-SUITE

**ROOM 2 8'1" X 11'2" (2.47M X 3.40M)**

### EN-SUITE

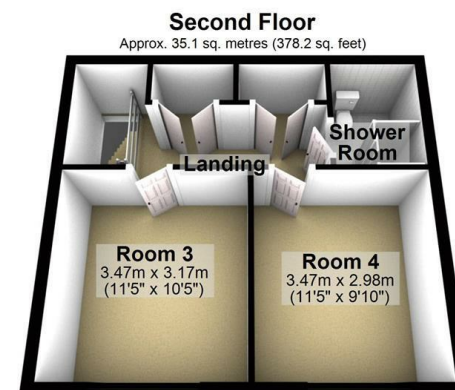
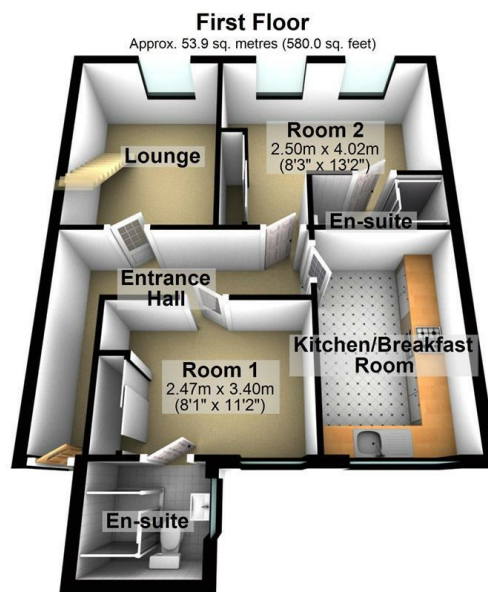
## SECOND FLOOR

### LANDING / STORAGE AREA

**ROOM 3 11,5 \* 10,5 (3.35M,1.52M \* 3.05M,1.52M)**

**ROOM 4 10.8 \* 9,9 (3.05M.2.44M \* 2.74M,2.74M)**

### SHOWER ROOM



Total area: approx. 89.0 sq. metres (958.2 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	