



2, Lester Mews Rear of 45 Frederick Street, Luton, Bedfordshire, LU2
7QP



- Close To Town
- Newly Refurbished
- Must Be Viewed

- Two Bedrooms
- Private Mews

- Close To Station
- Available Now

*** P&R Property Lettings *** Two Bedrooms *** Newly Refurbished *** Private Mews *** Close To Town Centre *** Two Minutes Walk To Luton Station *** Fitted Kitchen *** Must Be Viewed *** Available For Immediate Move In ***

LOUNGE 10'10" X 19'8" (3.30M X 5.99M)

Window to front, stairs, door to:

KITCHEN 10'10" X 5'9" (3.30M X 1.74M)

Window to front.

LANDING

Door to:

BEDROOM 2 10'10" X 5'9" (3.30M X 1.74M)

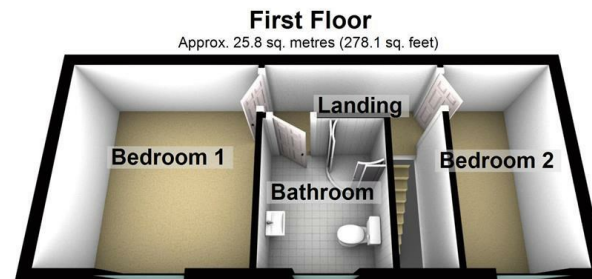
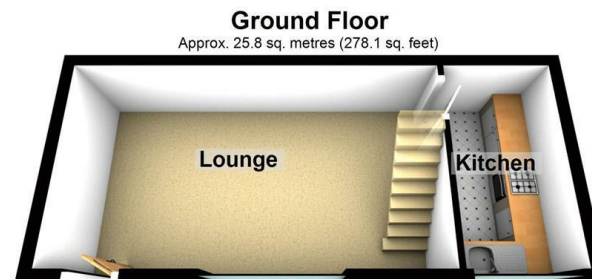
Window to front.

BEDROOM 1 10'10" X 10'0" (3.30M X 3.04M)

Window to front, door to:

BATHROOM

Window to front.



Total area: approx. 51.7 sq. metres (556.2 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	