



10a Dunstable Road, Luton, LU1 1DY
£850 PCM

- Close To Town
- Large Lounge
- Must Be Viewed

- Good Condition
- Great Location

- 2 Double Bedrooms
- Gas C H

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET IN NOVEMBER IS THIS VERY LARGE 2/3 BEDROOM APARTMENT LOCATED CLOSE TO THE TOWN CENTRE. The apartment is located above shops and spread over 2 floors. This fabulous apartment boasts 2/3 double bedrooms, large lounge, nice kitchen, Gas Central heating, double glazed windows.

GROUND FLOOR

ENTRANCE HALL

Radiator, fitted carpet, stairs, door to:

SHOWER ROOM

Shower, wash hand basin and WC, window to rear, vinyl flooring.

KITCHEN/DINER 12'0" X 9'11" (3.66 X 3.02)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, space for fridge/freezer, washing machine, tumble drier and cooker, double glazed window to rear, radiator, vinyl flooring.

LIVING ROOM 15'5" X 12'0" (4.69 X 3.66)

Three double glazed windows to front, open fire, radiator, fitted carpet.

FIRST FLOOR

LANDING

Fitted carpet, door to:

BEDROOM 1 15'5" X 12'0" (4.69 X 3.66)

Two double glazed windows to front, fitted carpet.

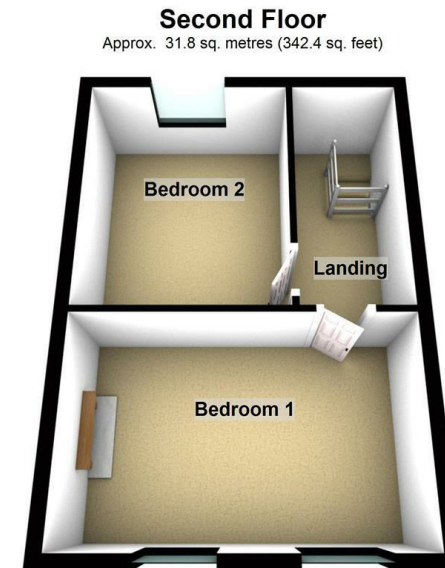
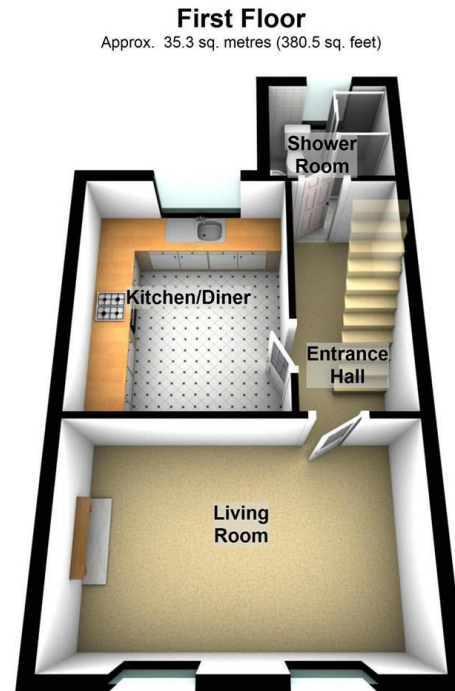
BEDROOM 2 12'0" X 9'11" (3.66 X 3.02)

Double glazed window to rear, fitted carpet.

OUTSIDE

PARKING

Parking located at rear of property



Total area: approx. 67.2 sq. metres (722.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	81
(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	