



70B Reginald Street, Luton, Bedfordshire, LU2 7QZ
£695

- Close to Town Centre
- New Bathroom
- New Flooring
- Must Be Viewed

- One double Bedroom
- Gas CH
- Walking Distance too Town

- New Kitchen
- DG Windows
- Permit Parking Available

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET IS THIS BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT. The property benefits from accommodation comprising entrance hall, lounge, fitted kitchen, bathroom, gas central heating, and double glazed windows.

ENTRANCE HALL

Double glazed window to side, radiator, door to Storage cupboard, door to:

LIVING ROOM 12'0" X 11'1" (3.66M X 3.39M)

Double glazed window to side, double glazed bay window to front, radiator.

KITCHEN 6'11" X 10'6" (2.10M X 3.19M)

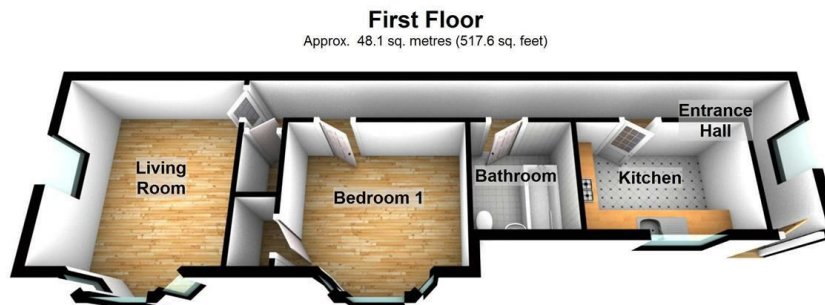
Refitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for fridge/freezer and washing machine, fitted eye level electric oven, built-in four ring gas hob with extractor hood over, double glazed window to front, radiator.

BEDROOM 1 9'0" X 11'0" (2.75M X 3.36M)

Double glazed bay window to front, radiator, door to Storage cupboard.

BATHROOM

Fitted with three piece suite comprising deep panelled bath with independent shower over, pedestal wash hand basin and close coupled WC, full height tiling, heated towel rail, extractor fan,



First Floor
Approx. 48.1 sq. metres (517.6 sq. feet)

Total area: approx. 48.1 sq. metres (517.6 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	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	