



25 Startpoint, Downs Road, Luton, Bedfordshire, LU1 1XW  
£700 PCM

- 2 Bedroom Apartment
- Available Mid December

- Open Plan Living Space
- Private Gated Community

- Close To Town Center
- Communal Gardens

\*\*\* P&R Property Lettings \*\*\* SPACIOUS 2 BEDROOM APARTMENT \*\*\* Close To Town Center \*\*\* Parking On Site Available \*\*\* Large Open Plan Living Room \*\*\* Private Gated Community \*\*\* Communal Gardens \*\*\* Close To Luton Station \*\*\* Available Mid December \*\*\* Must Be Viewed \*\*\*

**ENTRANCE HALL 13'10 X 4'05 (4.22M X 1.35M)**

Doors leading to all rooms

**LIVING ROOM 18'09 X 9'11 (5.72M X 3.02M)**

Double glazed window, sliding door leading to kitchen

**KITCHEN 16'00 X 5'07 (4.88M X 1.70M)**

Fitted kitchen including wall and base mounted units

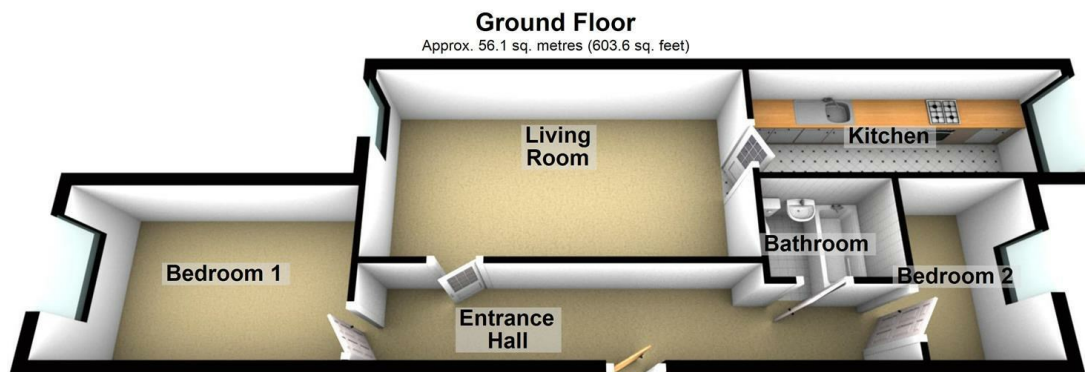
**BEDROOM ONE 13'01 X 8'04 (3.99M X 2.54M)**

Double glazed window

**BEDROOM TWO 9'01 X 6'00 (2.77M X 1.83M)**

**BATHROOM 5'05 X 4'10 (1.65M X 1.47M)**

Fitted bathroom including bath, shower, basin and W/C



Total area: approx. 56.1 sq. metres (603.6 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		56	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	