

3 Winsdon Court Winsdon Road, Luton, Bedfordshire, LU1 5LZ  
£110,000



- NO UPPER CHAIN
- PARKING
- GOOD LIVING SPACE

- CASH BUYER ONLY
- RENTAL POTENTIAL £800pcm

- 68 YEAR LAEASE
- CENTRAL LOCATION

**\*\* EXCLUSIVE TO P AND R PROPERTY SALES \*\* CASH BUYERS ONLY \*\* SHORT LEASE 68 YEARS LEFT \*\* 1/2 BEDROOM APARTMENT \*\* RENTAL POTENTIAL £800PCM \*\* TOWN CENTRE LOCATION \*\* PARKING \*\* . The property benefits from accommodation comprising entrance hall, lounge, kitchen, bedroom, bathroom and parking.**

**ENTRANCE HALL 5'07 X 5'04 (1.70M X 1.63M)**  
Doors leading to bedroom, kitchen and living room

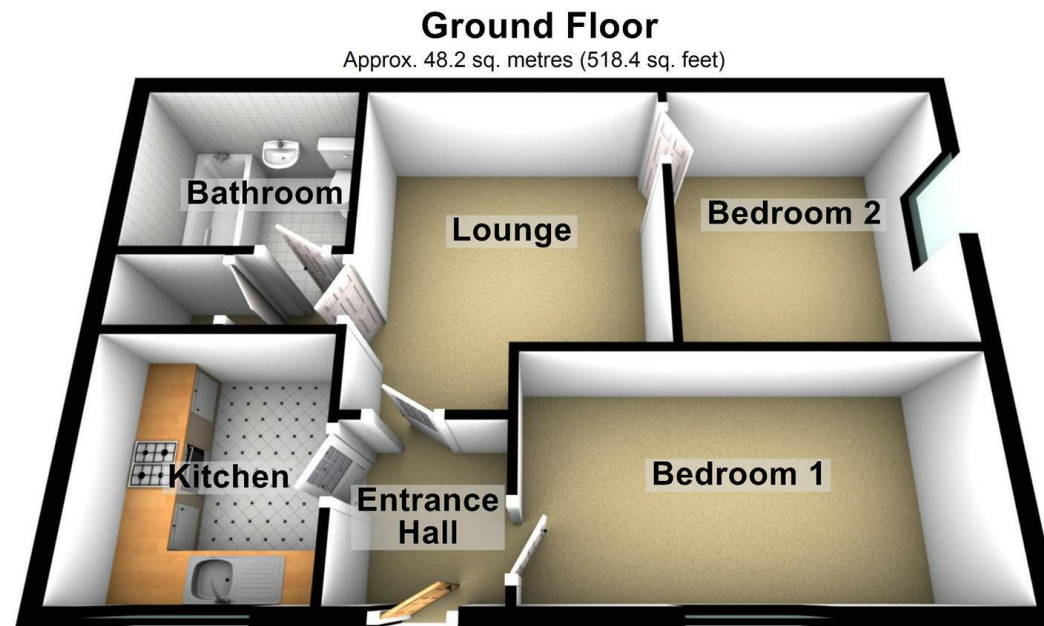
**LIVING ROOM 12'07 X 10'05 (3.84M X 3.18M)**  
Doors leading to bathroom and bedroom

**KITCHEN 8'05 X 7'09 (2.57M X 2.36M)**  
Fitted kitchen including wall and base mounted units, double glazed window to front

**BEDROOM ONE 9'10 X 9'09 (3.00M X 2.97M)**  
Double glazed window to rear

**BEDROOM TWO 15'01 X 7'10 (4.60M X 2.39M)**  
Doubled glazed window to rear

**BATHROOM 7'09 X 6'02 (2.36M X 1.88M)**  
Fitted bathroom including bath, shower, basin and WC



Total area: approx. 48.2 sq. metres (518.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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	