



10 Campania Grove, Luton, LU3 4DD  
£725 PCM



- AVAILABLE NOW
- NICE KITCHEN AND BATHROOM
- CLOSE TO LOCAL SHOPS

- GREAT LOCATION
- SMALL FRONT GARDEN
- GRERAT TRANSPORT LINKS

- PARKING
- GAS CENTRAL HEATING
- MUST BE VIEWED

\*\*\*\* EXCLUSIVE TO P AND R PROPERTY LETTINGS \*\*\*\* AVAILABLE TO LET NOW IS THIS LOVELY ONE BEDROOM MAISONETTE LOCATED IN A QUIET CLOSE. The property benefits from 1 double bedroom, living room, nice bathroom and kitchen, gas central heating, double glazed windows, small front garden and parking.

## GROUND FLOOR

### ENTRANCE HALL

Storage cupboard, door to:

### LIVING ROOM 13'7" X 11'10" (4.13 X 3.61)

Double glazed window to front, fitted carpet, radiator, door to:

### INNER HALL

Large storage cupboard, fitted carpet, door to bathroom and bedroom, door to

### FITTED KITCHEN 12'0" X 5'4" (3.66 X 1.63)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, fridge/freezer, slimline dishwasher and washing machine, cooker all included, double glazed window to front, radiator, laminate flooring.

### BEDROOM 1 12'2" X 9'10" MAX (3.71 X 3.00 MAX)

Double glazed window to rear, radiator, fitted carpet. double wardrobes

### BATHROOM

Fitted with three piece suite comprising deep panelled bath with shower attachment over, pedestal wash hand basin, close coupled WC, full height tiling over bath, heated towel rail, obscure double glazed window to rear, vinyl flooring.

## OUTSIDE

### TO FRONT

Small front garden mainly laid to lawn with flower and shrub borders, outside cupboard, parking space in front of property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	