



8 Hibbert Street, Luton, LU1 3UU
£650

- Town Centre
- Gas CH
- Permit Parking Available

- Great Location
- Double Glazed Windows
- Must Be Viewed

- 1 Double Bedroom
- Large Lounge

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET DECEMBER **** A LARGE ONE BEDROOM APARTMENT LOCATED CLOSE TO TOWN CENTRE. The apartment is very well presented throughout and benefits from accommodation comprises entrance hall, large lounge / diner, fitted kitchen, double bedroom, bathroom, gas central heating, double glazed windows and permit parking is available.

ENTRANCE HALL

Radiator, fitted carpet, door to:

LIVING ROOM 13'8" X 12'3" (4.17 X 3.73)

Double glazed window to side, two double glazed windows to front, Storage cupboard, Airing cupboard, two radiators, fitted carpet, open plan to.

FITTED KITCHEN 10'10" X 5'6" (3.30 X 1.68)

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

BEDROOM 1 13'0" X 8'3" (3.96 X 2.51)

Double glazed window to front, radiator, fitted carpet.

BATHROOM

Fitted with a three piece suite comprising deep panelled bath, pedestal wash hand basin and close coupled WC, full height tiling to all walls, extractor fan, radiator, fitted carpet.

OUTSIDE

TO FRONT

Bin storage area, stairs to entrance, security lighting, permit parking available approx £40pa



Ground Floor
Approx. 45.6 sq. metres (491.2 sq. feet)

Total area: approx. 45.6 sq. metres (491.2 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	