

86 Russell Rise, Luton, Bedfordshire, LU1 5EX  
£1,200 PCM

- AVAILABLE NOW
- LOTS OF ORIGINAL FEATURES
- BUY TO LET POTENTIAL £1100pcm
- WELL PRESENTED

- 3 DOUBLE BEDROOMS
- BAY WINDOWS
- CLOSE TO TOWN CENTRE & MOTORWAY

- VERY SPACIOUS HOME
- PRIVATE GARDEN
- READY TO RENT NOW

**\*\* EXCLUSIVE TO P AND R PROPERTY RENT \*\* 3 DOUBLE BEDROOMS \*\* LARGE LIVING SPACE \*\*\* PRIVATE REAR GARDEN \*\*\* CLOSE TO TOWN CENTRE \*\*\* CLOSE TO UNIVERSITY AND STATION \*\*\* GAS CENTRAL HEATING \*\* FITTED KITCHEN \*\*.** The property benefits from accommodation comprising entrance hall, Lounge, dining room, kitchen, 3 large bedrooms, family bathroom, gas central heating, double glazed windows and private garden. There is also on street permit parking.

**ENTRANCE HALL 12'03 X 5'05 (3.73M X 1.65M)**

**LOUNGE 12'03 X 11'09 (3.73M X 3.58M)**

**KITCHEN DINER 17'09 X 12'01 (5.41M X 3.68M)**

**LANDING 7'01 X 5'04 (2.16M X 1.63M)**

**BEDROOM ONE 12'02 X 11'10 (3.71M X 3.61M)**

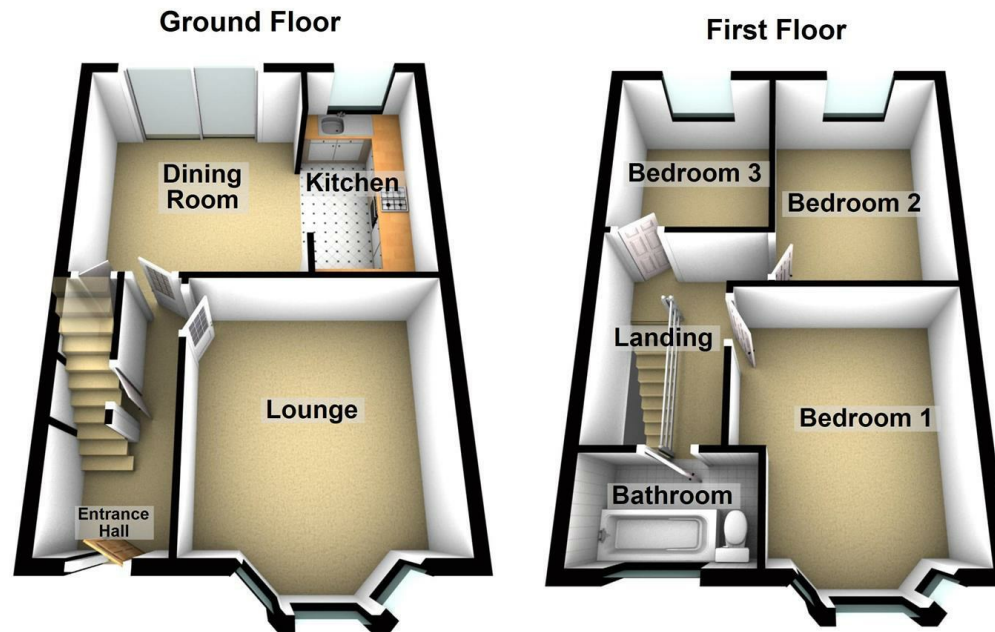
**BEDROOM TWO 12'02 X 9'07 (3.71M X 2.92M)**

**BEDROOM THREE 9'03 X 9'02 (2.82M X 2.79M)**

**BATHROOM 7'04 X 6'11 (2.24M X 2.11M)**

**OUTSIDE**

**PRIVATE REAR GARDEN**



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	