



8 Thornhill Road, Luton, Bedfordshire, LU4 8EY
£850

- GREAT LOCATION
- LARGE LOUNGE
- VERY SPACIOUS

- AVAILABLE NOW
- GAS CH
- MUST BE VIEWED

- 2 DOUBLE BEDROOMS
- DOUBLE GLAZED WINDOWS

**** P&R PROPERTY LETTINGS **** A SPACIOUS TWO BEDROOM APARTMENT OFFERED TO LET IN EXCELLENT CONDITION. The property benefits from accommodation comprising entrance hall, large lounge, kitchen, 2 double bedrooms, gas central heating and double glazed windows.

ENTRANCE HALL

Door to Storage cupboard, door to:

LIVING ROOM 15'0" X 11'2" (4.57M X 3.41M)

Box window to front, fireplace,

KITCHEN 12'0" X 8'0" (3.66M X 2.45M)

Fitted with a matching range of base and eye level units with worktop space over, sink, window to rear, door to:

BEDROOM 1 13'5" X 14'7" (4.08M X 4.44M)

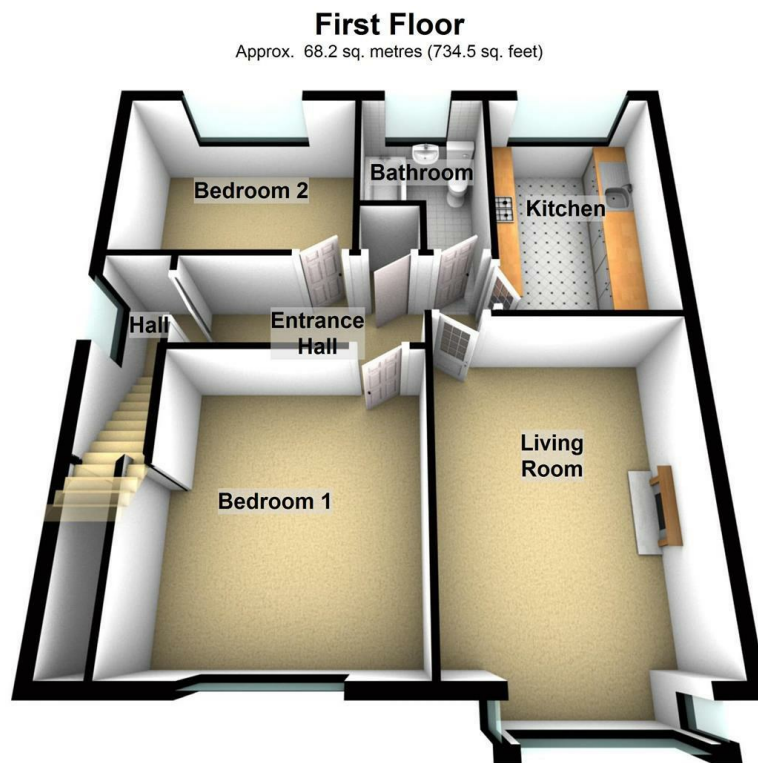
Window to front, storage cupboard.

BEDROOM 2 9'5" X 11'3" (2.87M X 3.44M)

Window to rear,

BATHROOM

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to rear



First Floor
Approx. 68.2 sq. metres (734.5 sq. feet)

Total area: approx. 68.2 sq. metres (734.5 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	61	68
EU Directive 2002/91/EC		