



114 The Academy, Holly Street Holly Street, Luton, Bedfordshire, LU1
3DF
£180,000

- 2 BEDROOMS
- BALCONY
- CHAIN FREE

- SECURE PARKING
- TOWN CENTRE LOCATION
- MUST BE VIEWED

- SECURE ENTRANCE
- OPEN PLAN LIVING SPACE

*** P&R PROPERTY SALES *** SPACIOUS 2 BEDROOM APARTMENT *** CLOSE TO TOWN CENTRE *** CHAIN FREE *** SECURE PARKING IN UNDERGROUND CAR PARK *** SECURITY ENTRANCE *** LARGE OPEN PLAN LIVING SPACE *** PRIVATE BALCONY *** BUY TO LET POTENTIAL £875PCM *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance hall, living room, kitchen area, two bedrooms, bathroom and balcony terrace.

ENTRANCE HALL

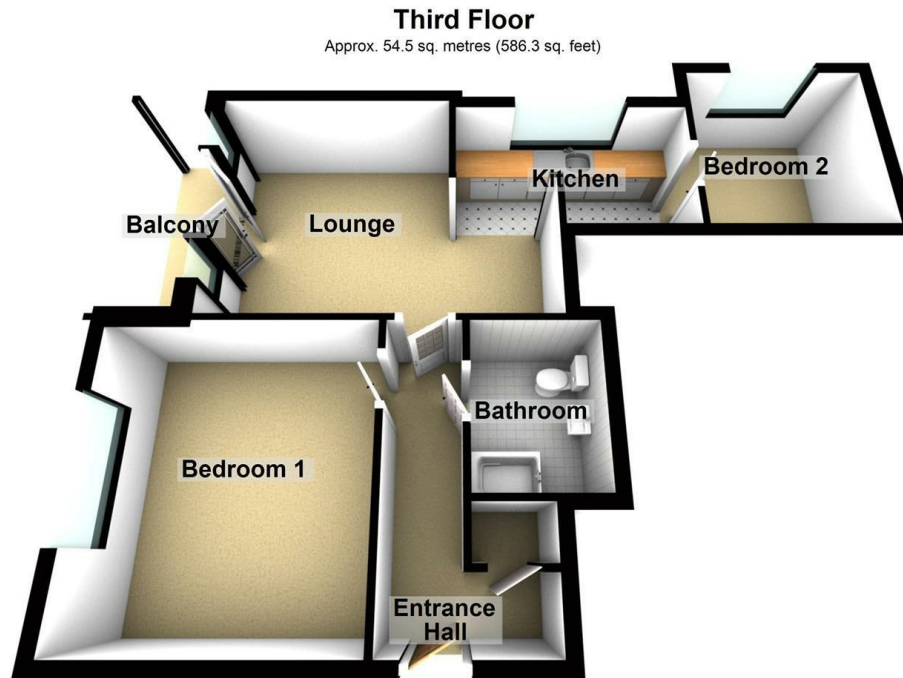
LOUNGE 11'7" X 16'6" (3.52M X 5.03M)

KITCHEN 6'8" X 11'4" (2.02M X 3.46M)

BEDROOM 1 13'3" X 11'9" (4.04M X 3.59M)

BEDROOM 2 8'10" X 8'9" (2.69M X 2.67M)

BATHROOM 7'4" X 5'8" (2.24M X 1.72M)



Third Floor
Approx. 54.5 sq. metres (586.3 sq. feet)

Total area: approx. 54.5 sq. metres (586.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(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	