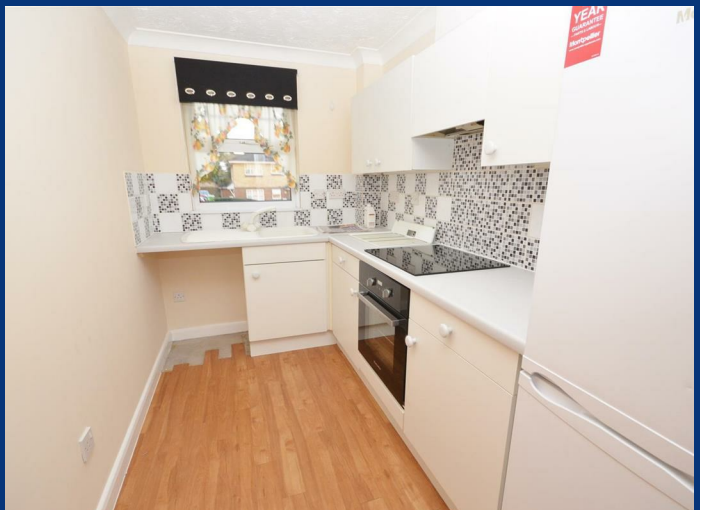




13 Dauphin Court, Earls Meade, Luton, LU2 7JE  
£750 PCM



- Available Now
- Parking
- Unfurnished

- 1 Double Bedroom
- Close to Town Centre
- Must Be Viewed

- Good Condition
- Living Room

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* AVAILABLE TO LET NOW \*\*\*\* A FABULOUS 1 BEDROOM APARTMENT LOCATED CLOSE TO THE TOWN CENTRE. The property benefits from accommodation comprising entrance hall, living room, kitchen, bedroom, bathroom, electric storage heaters, double glazed windows, allocated parking and communal areas.

**ENTRANCE HALL**

Storage heater, door to Storage cupboard, door to:

**LIVING ROOM 13'2" X 9'10" (4.01 X 3.00)**

Double glazed window to rear, storage heater, fitted carpet.

**KITCHEN 10'0" X 6'0" (3.05 X 1.83)**

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer, plumbing for washing machine. Fridge/freezer, fitted electric oven, built-in four ring electric hob with extractor hood over included in the rent, double glazed window to rear, vinyl flooring.

**BEDROOM 1 13'9" X 9'0" (4.19 X 2.74)**

Double glazed window to rear, built in wardrobes, fitted carpet.

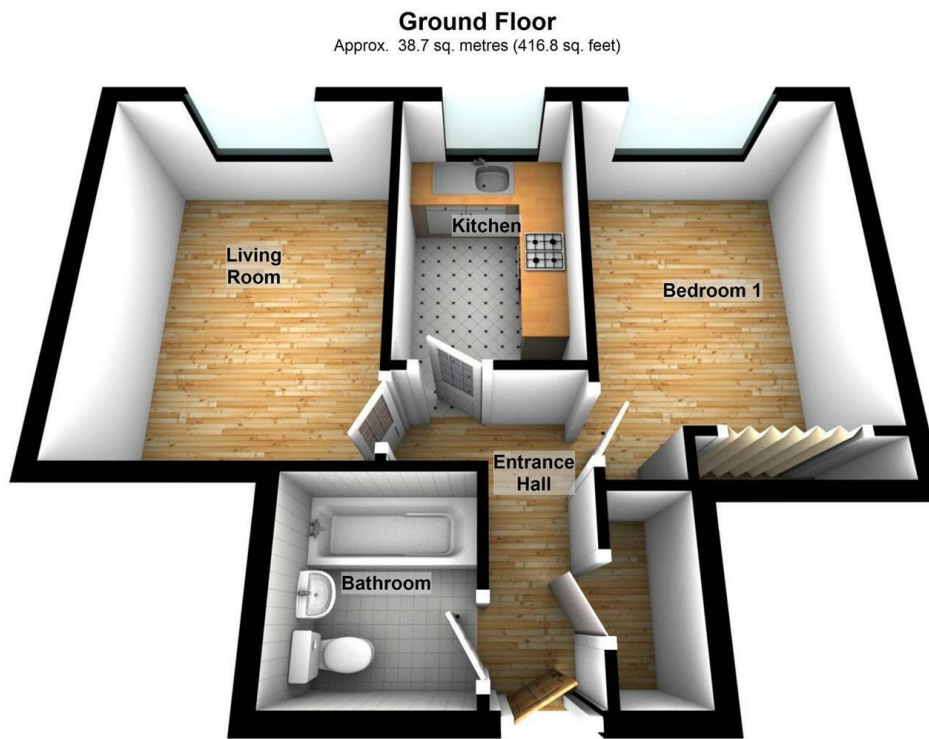
**BATHROOM**

Fitted with three piece suite comprising bath with shower attachment over and glass screen, pedestal wash hand basin and close coupled WC.

**OUTSIDE**

**ALLOCATED PARKING**

Parking space located at the rear of the property.



**Ground Floor**  
Approx. 38.7 sq. metres (416.8 sq. feet)

Total area: approx. 38.7 sq. metres (416.8 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	