



8, Highview Court Dudley Street, Luton, LU2 0FR
£750 PCM

- AVAILABLE TO LET NOW
- INTEGRATED KITCHEN
- MODERN & STYLISH

- SPACIOUS LIVING SPACE
- OPEN PLAN LIVING
- MUST BE VIEWED

- UNFURNISHED
- CLOSE TO TRAIN STATION

**** EXCLUSIVE TO P & R PROPERTY LETTINGS ** AVAILABLE TO LET NOW ** CLOSE TO TRAIN STATION ** MODERN APARTMENT **** The property benefits from accommodation comprising security entry, lounge open plan to fully integrated kitchen, bedroom and bathroom. Located in central Luton just a few minutes walk to the train station and town centre.

ENTRANCE HALL

Door to

LOUNGE 15'10" X 12'1" (4.82M X 3.68M)

Double glazed window to rear, open plan to

KITCHEN 5'6" X 12'1" (1.68M X 3.68M)

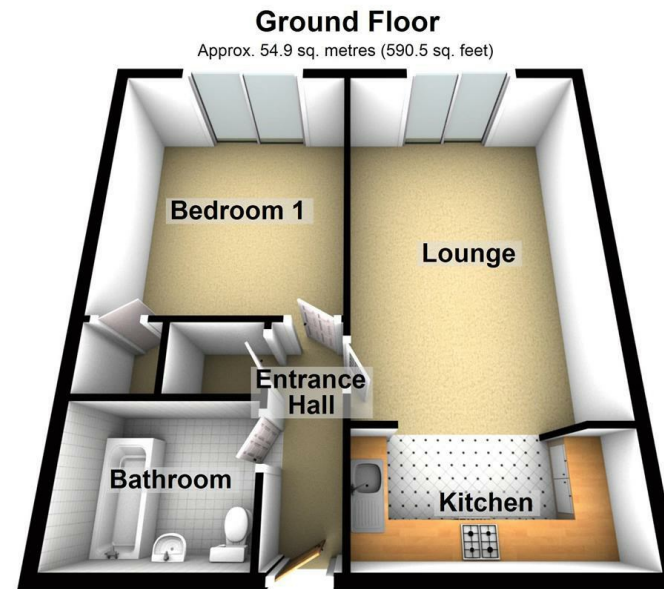
Fitted with a matching range of base and eye level units with worktop space over, sink unit, integrated fridge/freezer, dishwasher and washing machine, fitted electric oven, built-in four ring hob with extractor hood over.

BEDROOM 1 11'0" X 11'9" (3.36M X 3.59M)

Double glazed window to rear, door to Storage cupboard.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and close coupled WC.



Total area: approx. 54.9 sq. metres (590.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	