

**Liverpool Road, Luton, LU1 1RS**

**£600 Per Month**



ONE BEDROOM GROUND FLOOR FLAT SITUATED IN THE TOWN CENTRE AREA. THE PROPERTY BENEFITS FROM DOUBLE GLAZING, ELECTRIC RADIATOR SYSTEM, FITTED KITCHEN, BATHROOM WITH SHOWER. ANFIELD COURT IS IDEALLY PLACED FOR RAILWAY STATION, ARNDALE SHOPPING CENTRE AND M1 MOTORWAY. AVAILABLE MID APRIL 2021.

# Liverpool Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The agent has not tested any apparatus, fixtures and fittings or services so can not verify that they are in working order or fit for the purpose. It is in the buyers interest to check the working condition of any appliances.

No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

Money Laundering Regulations 2003 - intending purchasers will be asked to produce identification documents at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.