









Reginald Street, Luton £460 pcm

Mile are pleased to offer a room to share in a newly refurbished house to rent. The property consists of a large modern eat-in communal Kitchen, brand newly fully refurbished fitted bathroom, a second WC and a large communal garden. The property is located a short walk to Luton Station and various bus routes as well as the shopping mall and is a stones throw from a local park. Also great for access to Luton Airport. All bills included (including internet). EPC Rating D. Available 20th September!

- Newly refurbished House
- Rooms to rent
- Communal Garden
- 10 Min to Luton Station
- Stones throw from park

- Gas central Heating
- ALL Bills Included
- Available 20th September!

CAPTURE DATE 04/02/2022 LASER SCAN POINTS 5,722,175

GARAGE 5.91m x 4.34m (19'5 x 14'3) 24.86 sqm / 267.59 sqft Included in measurements GARDEN 10.96m x 6.00m (35'11 x 19'8) Approx. CONSERVATORY 3.09m x 1.73m (10'2 x 5'8) RECEPTION 3.95m x 3.53m (13'0 x 11'7) ROOM 5 4.31m x 3.53m (14'2 x 11'7) KITCHEN 1.85m x 1.85m (6'1 x 6'1) ROOM 2 ROOM 4 3.34m x 3.14m 3.36m x 3.25m (10'11 x 10'4) (11'0 x 10'8) ROOM 3 ROOM 1 4.82m x 3.35m 4.48m x 4.41m (15'10 x 11'0) (14'8 x 14'6) FRONT PATIO 4.81m x 1.35m (15'9 x 4'5) Approx.



The footprint of the property

141.44 sqm / 1522.45 sqft



- Ground Floor

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
106.91 sqm / 1150.77 sqft



EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.

- First Floor

0.00 sqm / 0.00 sqft



ESTRICTED HEAD REIGHT imited use area under 1.5 m.

0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with

IPMS 38 RESIDENTIAL 139.74 sqm / 1504.15 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you,

please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.