



## Chevette Court Kimpton Road

, Luton, LU2 0SX

**£1,550 Per month**

Welcome to this delightful flat located in the sought-after Chevette Court, Luton. This modern property boasts two spacious double bedrooms, making it an ideal choice for professionals, couples, or small families seeking comfort and convenience.

As you enter the flat, you will find a well-appointed reception room that offers a welcoming space for relaxation and entertainment. The property features two bathrooms, ensuring that there is ample privacy and convenience for all residents.

One of the standout features of this flat is its prime location, just a mere two minutes from Luton Parkway station. This proximity makes commuting to London and other nearby areas exceptionally easy, perfect for those who travel frequently for work or leisure.

The flat is situated within a building that provides lift access to all floors, enhancing accessibility for everyone. Additionally, residents benefit from a 24-hour concierge service, offering peace of mind and assistance whenever needed.

In summary, this flat in Chevette Court presents a wonderful opportunity to enjoy modern living in a vibrant area of Luton, with excellent transport links and amenities right at your doorstep. Do not miss the chance to make this charming property your new home.

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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