



15 Denham Close, Luton, Bedfordshire, LU3 3TS
£165,000



- TWO BEDROOMS
- LARGE LIVING AREA
- MUST BE VIEWED

- GAS CH
- CLOSE TO LEAGRAVE STATION

- PARKING AVAILABLE
- IMMACULATE CONDITION

*** P&R PROPERTY LETTINGS *** SPACIOUS 2 BEDROOM APARTMENT *** FABULOUSLY PRESENTED THROUGHOUT *** TWO DOUBLE BEDROOMS *** FITTED KITCHEN *** LARGE LIVING AREA *** GAS CENTRAL HEATING *** FREE PARKING AVAILABLE *** CLOSE TO LEAGRAVE STATION *** MUST BE VIEWED ****

HALLWAY 14'7" X 3'6" (4.44M X 1.06M)

LOUNGE 13'06 X 13'06 (4.11M X 4.11M)

Window to side, door to:

KITCHEN 14'10 X 6'00 (4.52M X 1.83M)

Window to side, door to:

BEDROOM 1 13'08 X 8'11 (4.17M X 2.72M)

Window to side, door to:

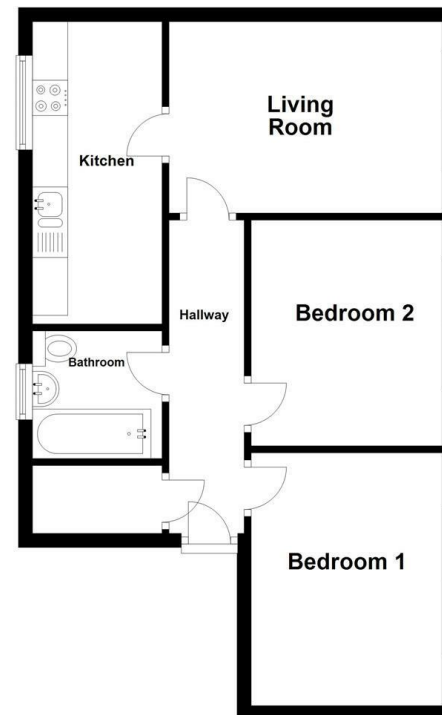
BEDROOM 2 10'06 X 8'11 (3.20M X 2.72M)

Window to side, door to:

BATHROOM 6'5 X 6'0 (1.96M X 1.83M)

Window to side, door.

First Floor



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			
England & Wales		EU Directive 2002/91/EC	