



45a Clarendon Road, Luton, LU2 7PJ  
£1,200 PCM



**PR**   
PROPERTY

- EXCLUSIVE TO PR PROPERTY LETTINGS
- CLOSE TO TOWN CENTRE
- MUST BE VIEWED

- 2 DOUBLE BEDROOMS
- CLOSE TO LUTON STATION

- PRIVATE REAR GARDEN
- AVAILABLE MAY 2024

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* 2 DOUBLE BEDROOMS \*\* PRIVATE GARDEN \*\* CLOSE TO TOWN CENTRE \*\* GAS CH \*\* CLOSE TO LUTON STATION \*\*\* GROUND FLOOR \*\*\* AVAILABLE MAY 2024 \*\*\* MUST BE VIEWED \*\*\*

The property benefits from accommodation comprising living room, fitted kitchen / diner, 2 double bedrooms, bathroom, gas central heating, double glazed windows and private rear garden. Permit parking is also available.

**LIVING ROOM 12'11" X 9'9" (3.94 X 2.97)**

**KITCHEN/DINER 10'3" X 9'9" (3.12 X 2.97)**

**BATHROOM**

**UTILITY AREA 7'0" X 3'8" (2.13 X 1.12)**

**BEDROOM 1 11'7" X 11'3" (3.53 X 3.43)**

Bay window to front, ornamental fireplace, radiator.

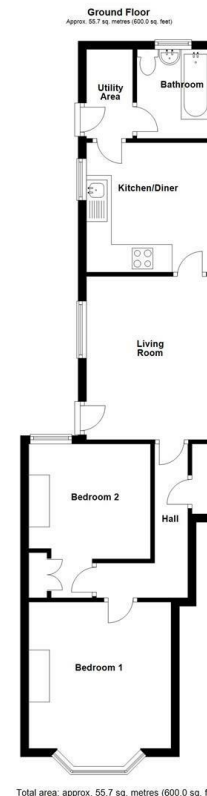
**BEDROOM 2 12'2" X 9'7" (3.71 X 2.92)**

Window to rear, ornamental fireplace, Storage cupboard, radiator, double door, door to:

**OUTSIDE**

Patio area mainly laid to lawn with flower and shrub borders.

**REAR GARDEN**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	