



114 Holly Street, Luton, Bedfordshire, LU1 3DF
Offers in the region of £170,000



- EXCLUSIVE TO P&R PROPERTY SALES
- 2 DOUBLE BEDROOMS
- NO UPPER CHAIN
- BUY TO LET POTENTIAL £1200PCM

- 107 YEAR LEASE REMAINING
- CENTRAL LOCATION
- SECURE UNDER GROUND PARKING

- WELL MAINTAINED BLOCK
- IMPRESSIVE DESIGN
- COMMUNAL SPACE

**** EXCLUSIVE TO P&R PROPERTY SALES *** WELL PRESENTED 2 BEDROOM APARTMENT *** CLOSE TO TOWN CENTRE *** CHAIN FREE *** SECURE PARKING IN UNDERGROUND CAR PARK *** SECURITY ENTRANCE WITH LIFTS *** LARGE OPEN PLAN LIVING SPACE *** PRIVATE BALCONY *** BUY TO LET POTENTIAL £1200PCM *** 107 YEAR LEASE **** This property benefits from accommodation comprising of entrance hall, living room, kitchen area, two bedrooms, bathroom and balcony terrace.

ENTRANCE HALL

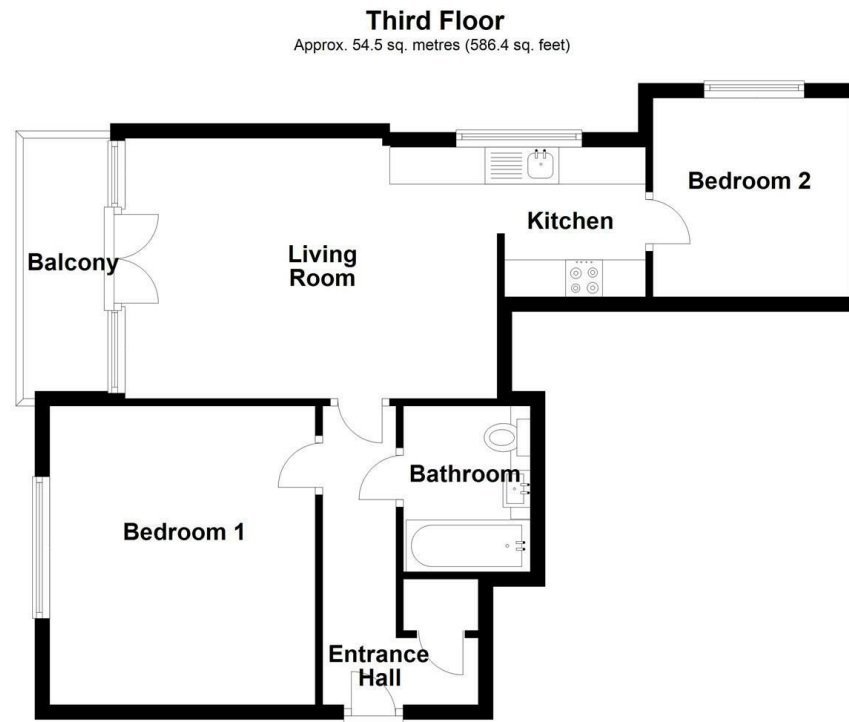
LOUNGE 11'7" X 16'6" (3.52M X 5.03M)

KITCHEN 6'8" X 11'4" (2.02M X 3.46M)

BEDROOM 1 13'3" X 11'9" (4.04M X 3.59M)

BEDROOM 2 8'10" X 8'9" (2.69M X 2.67M)

BATHROOM 7'4" X 5'8" (2.24M X 1.72M)



Third Floor
Approx. 54.5 sq. metres (586.4 sq. feet)

Total area: approx. 54.5 sq. metres (586.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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	