



**PR**  
PROPERTY

61 Wolston Close, Luton, LU1 5SS  
£160,000

- EXCLUSIVE TO PR PROPERTY SALES
- BUY TO LET POTENTIAL £950pcm
- BALCONY
- LOW SERVICE CHARGE AND GROUND RENT

- SPACIOUS ONE BEDROOM MAISONETTE
- ALLOCATED PARKING
- 20FT LIVING ROOM

- EXCELLENT FIRST TIME BUY
- 120 YEARS REMAINING ON THE LEASE
- GAS CENTRAL HEATING

**\*\* EXCLUSIVE TO PR PROPERTY SALES \*\* NO ONWARD CHAIN \*\* LOCATED IN QUIET CLOSE \*\* ALLOCATED PARKING \*\* 120 YEARS REMAINING ON THE LEASE \*\*.** This very impressive maisonette benefits from accommodation comprising entrance hall, 20ft living room, kitchen, bedroom, balcony, bathroom, gas central heating and a great EPC value of C.

### ENTRANCE HALL

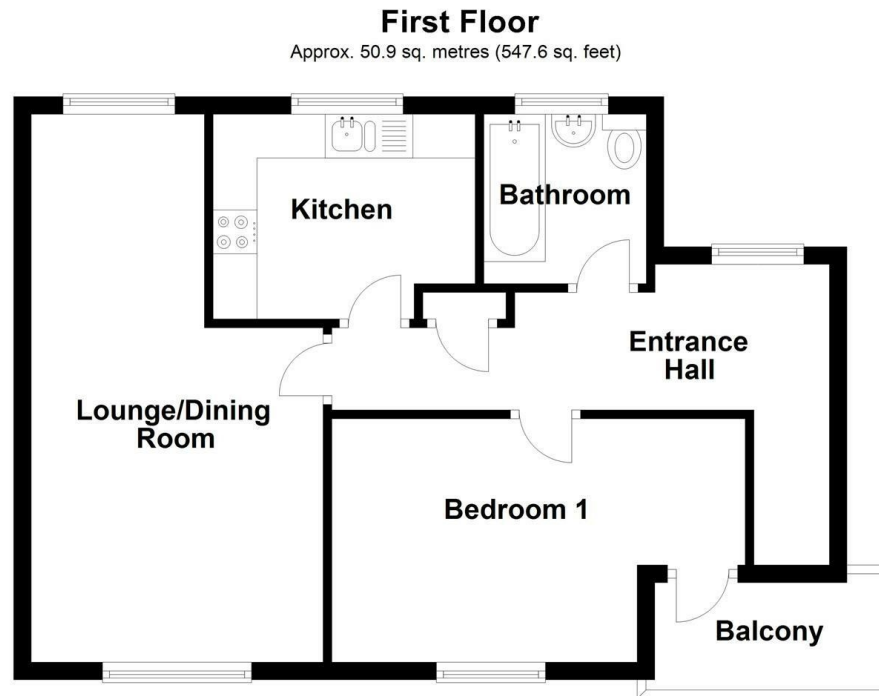
**LOUNGE/DINING ROOM 20'6" X 10'11" (6.25M X 3.33M)**

**KITCHEN 7'8" X 9'10" (2.34M X 2.99M)**

**BEDROOM 1 9'1" X 15'5" (2.78M X 4.71M)**

**BALCONY 4'2" X 8'11" (1.27M X 2.72M)**

**BATHROOM**



Total area: approx. 50.9 sq. metres (547.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	