



33 Denham Close, Luton, LU3 3TS
Asking price £160,000



- TWO DOUBLE BEDROOMS
- MODERN KITCHEN AND BATHROOM
- CLOSE TO M1 AND HOSPITAL

- CHAIN FREE
- LEASE 91 YEARS
- BTL POTENTIAL £1200PCM

- SPACIOUS
- CLOSE TO LEAGRAVE STATION
- MUST BE VIEWED

*** EXCLUSIVE TO PR PROPERTY SALES *** SPACIOUS 2 BEDROOM APARTMENT *** CHAIN FREE *** SECOND FLOOR *** GAS CENTRAL HEATING *** PERFECT FOR FTB *** BTL POTENTIAL £1200 PCM *** 91 YEAR LEASE *** FITTED MODERN KITCHEN AND BATHROOM *** 2 DOUBLE BEDROOMS *** CLOSE TO LEAGRAVE STATION *** CLOSE TO M1 AND HOSPITAL *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance porch, hallway, living room, kitchen, two bedrooms and family bathroom. There are also two storage cupboards in hallway.

ENTRANCE HALL

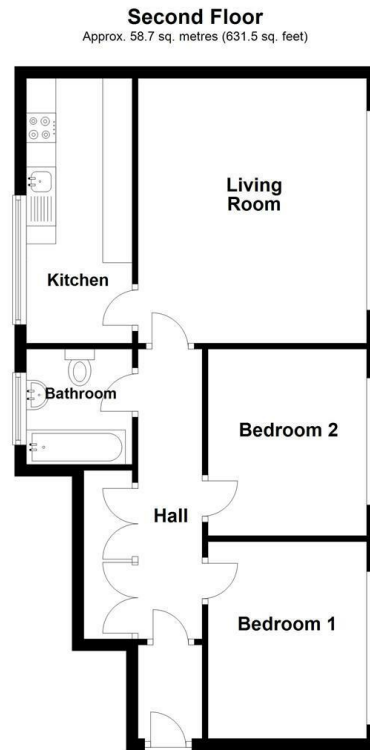
LIVING ROOM 14'09 X 13'07 (4.50M X 4.14M)

KITCHEN 14'09 X 5'11 (4.50M X 1.80M)

BEDROOM ONE 13'09 X 8'10 (4.19M X 2.69M)

BEDROOM TWO 10'06 X 8'10 (3.20M X 2.69M)

BATHROOM



Total area: approx. 58.7 sq. metres (631.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(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	