



17A Lyneham Road, Luton, Bedfordshire, LU2 9JS
£1,200 PCM

- TWO DOUBLE BEDROOMS
- CLOSE TO AIRPORT AND M1
- GAS CENTRAL HEATING
- ABOVE SHOPS

- NEWLY REFURBISHED
- AVAILABLE APRIL
- PARKING AVAILABLE

- NEW KITCHEN AND BATHROOM
- MUST BE VIEWED
- EXCLUSIVE TO PR PROPERTY LETTINGS

*** EXCLUSIVE TO PR PROPERTY LETTINGS *** LARGE TWO BEDROOM APARTMENT *** TWO DOUBLE BEDROOMS *** NEWLY REFURBISHED *** BRAND NEW KITCHEN AND BATHROOM *** LOCATED ABOVE LYNEHAM ROAD SHOPS *** PARKING AVAILABLE *** GAS CENTRAL HEATING *** AVAILABLE TO MOVE INTO APRIL 2024 **

LIVING ROOM 15'02 X 11'05 (4.62M X 3.48M)

Double glazed window to front

KITCHEN 11'08 X 8'02 (3.56M X 2.49M)

Fitted kitchen including wall and base mounted units, cooker, fridge freezer, double glazed window to rear

BATHROOM 5'06 X 5'05 (1.68M X 1.65M)

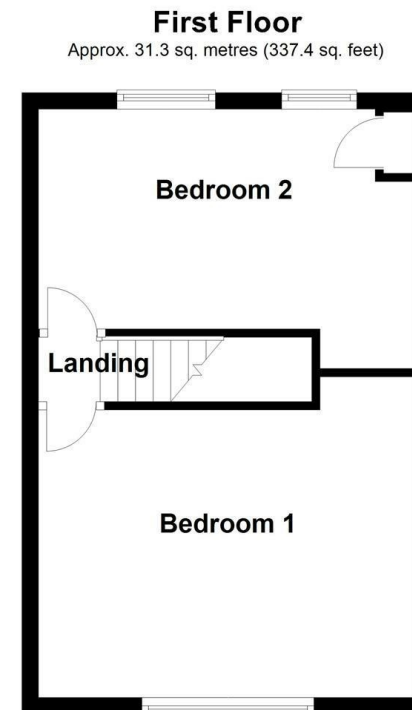
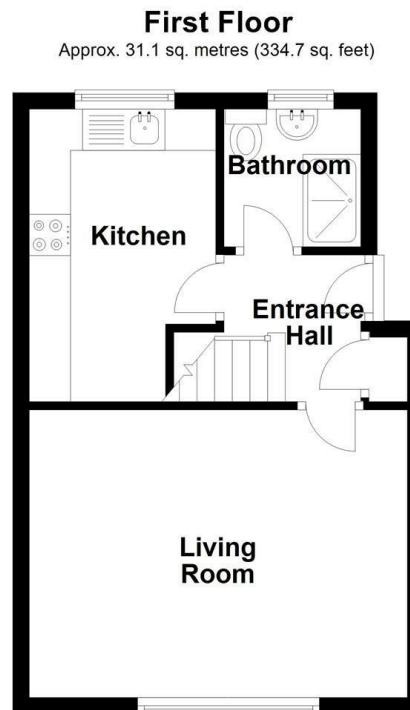
Fitted bathroom including bath, shower, WC and basin, double glazed window to rear

BEDROOM ONE 15'03 X 11'08 (4.65M X 3.56M)

Double glazed window to rear

BEDROOM TWO 15'03 X 8'09 (4.65M X 2.67M)

Double glazed window to front



Total area: approx. 62.4 sq. metres (672.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(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	