



14, Seamarks Court Kingsway, Luton, LU4 8DT  
£180,000



- EXCLUSIVE TO PR PROPERTY SALES
- LONG LEASE OVER 100 YEARS
- CLOSE TO M1 AND HOSPITAL
- MUST BE VIEWED

- SPACIOUS 2 BEDROOM APARTMENT
- LOW MONTHLY CHARGES
- CLOSE TO LOCAL SCHOOLS

- ALLOCATED PARKING IN SECURE CAR PARK
- GAS CENTRAL HEATING
- BTL POTENTIAL £1300PCM

\*\*\* EXCLUSIVE TO PR PROPERTY SALES \*\*\* SPACIOUS 2 BEDROOM APARTMENT \*\*\* LONG LEASE OVER 100 YEARS \*\*\* LOW MONTHLY CHARGES \*\*\* ALLOCATED ON SITE PARKING IN SECURE CAR PARK \*\*\* FITTED KITCHEN \*\*\* GAS CENTRAL HEATING \*\*\* PERFECT FOR FTB & BTL INVESTMENT \*\*\* BTL POTENTIAL £1300 PCM \*\*\* CLOSE TO LOCAL SCHOOLS \*\*\* CLOSE TO M1 AND L&D HOSPITAL \*\*\* MUST BE VIEWED \*\*\*

This property benefits from accommodation comprising of entrance hall, lounge diner, kitchen, two bedrooms and family bathroom. The property is located on the second floor.

### HALLWAY

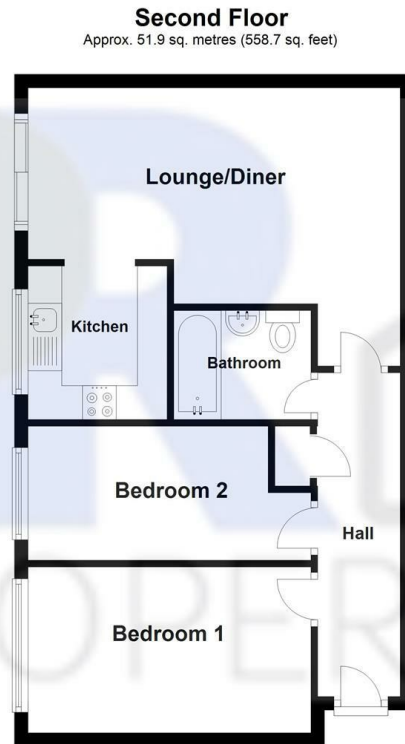
**LOUNGE DINER 18'00 X 12'00 (5.49M X 3.66M )**

**KITCHEN 7'5 X 7'2 (2.26M X 2.18M)**

**BEDROOM ONE 13'9 X 8'1 (4.19M X 2.46M)**

**BEDROOM TWO 13'9 X 6'6 (4.19M X 1.98M)**

**BATHROOM**



Total area: approx. 51.9 sq. metres (558.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(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	