



34 Cromer Way, Luton, Bedfordshire, LU2 7EE
£975



- MODERN & STYLISH
- MODERN KITCHEN
- PARKING

- AVAILABLE LATE JUNE 2024
- LOVELY BATHROOM
- GREAT LOCATION

- ONE BEDROOM
- WELL PRESENTED THROUGHOUT
- MUST BE VIEWED

**** EXCLUSIVE TO P&R PROPERTY LETTINGS ** FABULOUS HOUSE ** AVAILABLE LATE JUNE 2024 ** MODERN KITCHEN & BATHROOM ** PARKING ** GREAT LOCATION **.** The property benefits from accommodation comprising lounge, fitted kitchen, double bedroom, bathroom gas central heating, double glazed windows and parking.

LOUNGE 12'6" X 12'2" (3.80M X 3.70M)

KITCHEN 9'0" X 5'2" (2.74M X 1.57M)

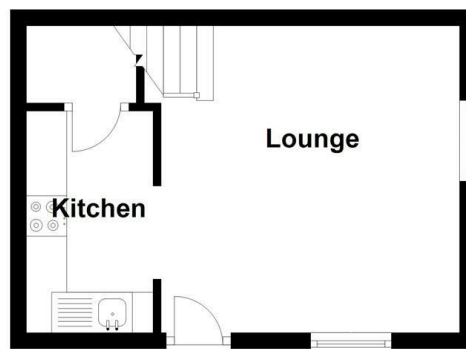
LANDING

BEDROOM 1 12'6" X 10'11" (3.80M X 3.34M)

BATHROOM

Ground Floor

Approx. 20.4 sq. metres (219.4 sq. feet)



First Floor

Approx. 20.4 sq. metres (219.4 sq. feet)



Total area: approx. 40.8 sq. metres (438.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	