



22 Burfield Court, Handcross Road, Luton, Bedfordshire, LU2 8JY
£825 PCM

- Excellent Location
- Parking

- Refurbished
- Must Be Viewed

- One Bedroom
- AVAILABLE JULY 2024

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** SPACIOUS 1 BEDROOM APARTMENT *** AVAILABLE JULY 2024 *** CLOSE TO AIRPORT *** CLOSE TO M1 AND TRANSPORT LINKS *** PARKING ON SITE ***

The property benefits from accommodation comprising entrance hall, lounge, kitchen, bedroom, bathroom and parking.

ENTRANCE HALL

Sliding door, door to:

LOUNGE 17'4" X 10'7" (5.29M X 3.23M)

Double glazed window to rear, feature log effect electric fire, door to Storage cupboard, open plan to Kitchen, door to bedroom.

KITCHEN 11'3" X 5'0" (3.44M X 1.53M)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, fridge and cooker included.

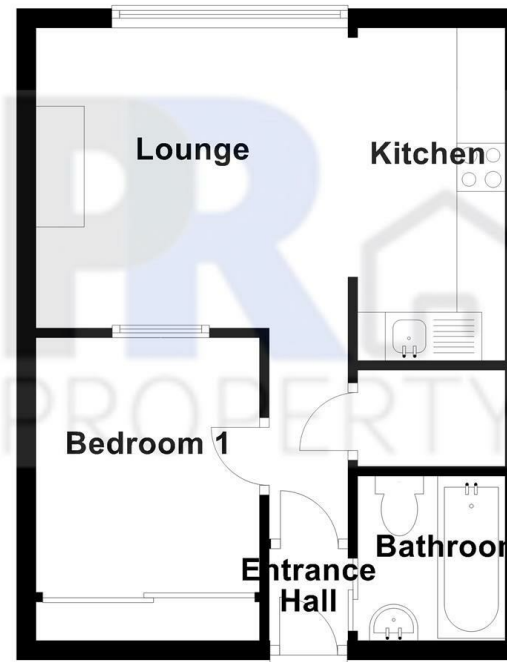
BEDROOM 1 10'4" X 7'7" (3.14M X 2.32M)

Window to rear, Fitted wardrobes.

BATHROOM

Fitted with three piece suite comprising bath with independent electric shower over, wash hand basin and close coupled WC.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	