



21 Cumbria Close, Houghton Regis, Dunstable, Bedfordshire, LU5 5RY  
£700 PCM

- STUDIO APARTMENT
- PARKING AVAILABLE
- HOUGHTON REGIS

- WELL PRESENTED
- MUST BE VIEWED

- MODERN KITCHEN
- AVAILABLE AUGUST 2024

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* AVAILABLE TO AUGUST 2024 \*\*\* PARKING AVAILABLE \*\*\* LOVELY STUDIO APARTMENT \*\*\* SEPARATE KITCHEN ROOM \*\*\* CLOSE TO M1 AND TRANSPORT LINKS \*\*\* HOUGHTON REGIS LOCATION \*\*\* MUST BE VIEWED \*\*\* CALL 01582 720 777 \*\*\*

The property benefits from modern kitchen and shower room, good living space and parking.

**LIVING ROOM 8'8" X 15'2" (2.64M X 4.63M)**

Double glazed window to front, electric storage heater, laminate flooring, door to:

**KITCHEN 8'8" X 6'1" (2.65M X 1.85M)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fridge/freezer, washing machine and cooker, double glazed window to rear.

**HALL**

Door.

**SHOWER ROOM**

Shower, wash hand basin and WC, window to rear, door to:

**First Floor**

Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 24.6 sq. metres (264.7 sq. feet)

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