



7 Canberra Gardens, Luton, Bedfordshire, LU3 2EU
£1,350 PCM

- AVAILABLE END OF JULY
- MODERN BATHROOM
- PRIVATE GARDEN
- GOOD SCHOOL CATCHMENT

- 2 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- QUIET CLOSE

- MODERN KITCHEN
- ON DRIVE PARKING FOR 2 CARS
- EXCELLENT CONDITION

**** EXCLUSIVE TO PR PROPERTY LETTINGS ** Modern & Stylish property ** 2 double bedrooms ** Fab Kitchen ** Great garden ** On drive parking for 2 cars ** Private rear garden ** The property benefits from accommodation comprising entrance hall, living room, kitchen, 2 bedrooms, shower room, great garden and on drive paring. **MORE PHOTOS TO FOLLOW SOON ****

ENTRANCE HALL

LOUNGE 13'3" X 10'11" (4.04M X 3.32M)

KITCHEN 8'1" X 9'5" (2.47M X 2.87M)

BEDROOM 1 11'7" X 10'11" (3.53M X 3.32M)

BEDROOM 2 7'7" X 9'5" (2.30M X 2.87M)

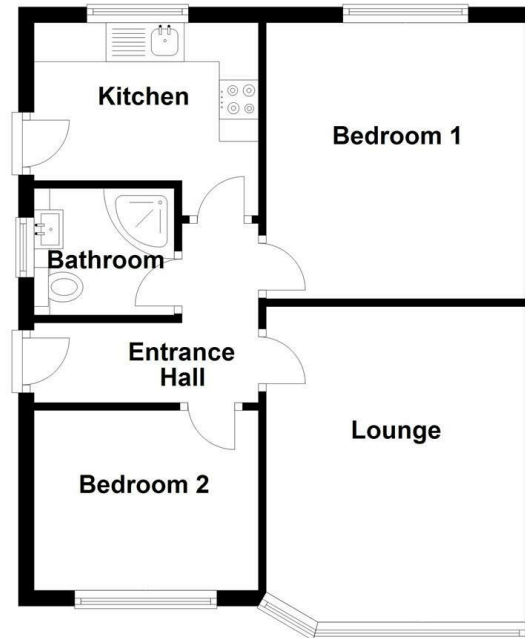
BATHROOM 5'4" X 5'10" (1.62M X 1.79M)

ENERGY PERFORMANCE CERTIFICATE
ENERGY RATING C

COUNCIL TAX
BAND C

Ground Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Total area: approx. 46.9 sq. metres (504.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	69	
(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	