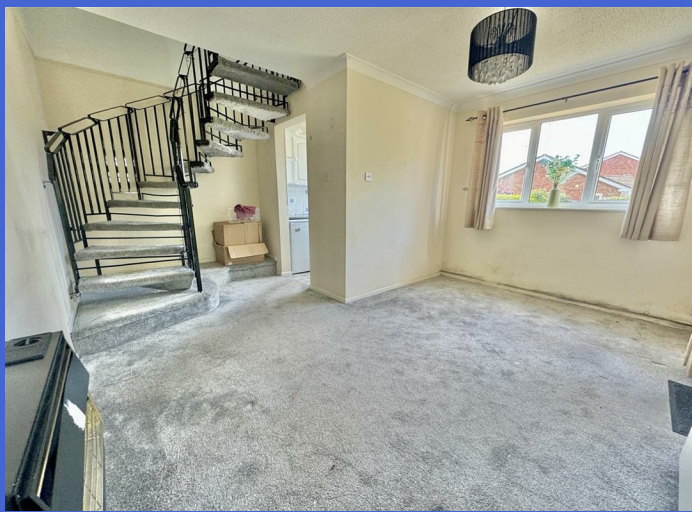




**17 Albury Close, Luton, LU3 4AY**  
**Offers in the region of £180,000**



- Exclusive to PR Property sales
- Close to Supermarket & shops
- Front garden
- Good bus links

- No Upper Chain
- Allocated Parking
- Buy to let potential £1000pcm

- Located in quiet Close
- Great Living space
- Close to Leagrave train Station

**\*\* EXCLUSIVE TO PR PROPERTY SALES \*\* NO UPPER CHAIN \*\* GREAT FIRST TIME BUY OR BUY TO LET \*\* LOCATED IN QUIET CLOSE \*\* INCLUDES PRIVATE GARDEN AREA \*\*\* This delightful one bedroom home offers well throughout living space including L shaped Lounge / Dining room, kitchen, one double bedroom and bathroom. Outside you have a small front garden and communal parking area.**

## GROUND FLOOR

**LOUNGE/DINER 15'6" MAX X 13'7" MAX (4.72M MAX X 4.14M MAX)**

**KITCHEN 6'7" X 6'1" (2.01M X 1.85M)**

## 1ST FLOOR

**BEDROOM 1 7'10" X 13'7" (2.39M X 4.14M)**

**BATHROOM**

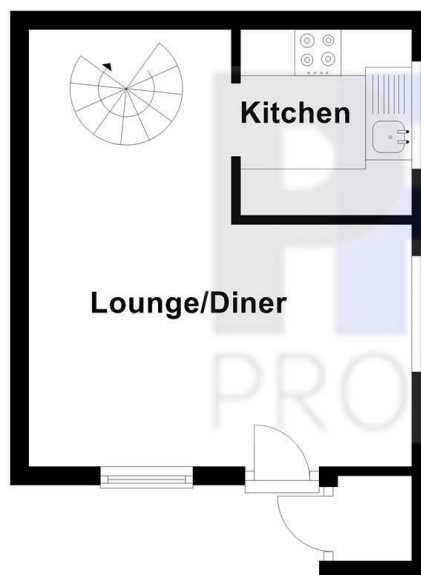
**OUTSIDE**

**FRONT GARDEN & ALLOCATED PARKING SPACE**

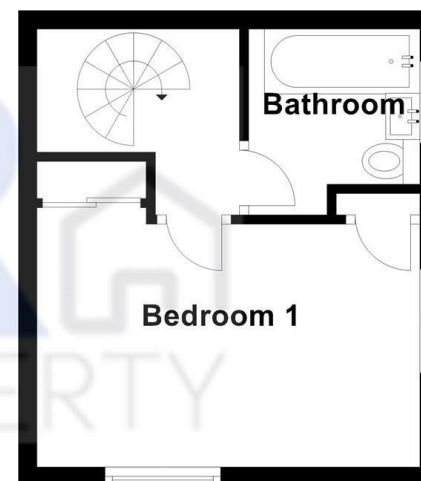
**COUNCIL TAX - BAND B**

**EPC= D**

**Ground Floor**  
Approx. 20.4 sq. metres (219.3 sq. feet)



**First Floor**  
Approx. 19.6 sq. metres (210.9 sq. feet)



Total area: approx. 40.0 sq. metres (430.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	