



**8 Dewsbury Road, Luton, LU3 2HH**  
**Offers in the region of £155,000**



- Exclusive to PR Property Sales
- Beautifully maintained building
- Large communal gardens
- Buy to Let potential = £950pcm

- Spacious one bedroom Flat
- Only 2 story building
- Plenty of Storage Space

- 119 years left on the lease
- Gas central Heating
- Close to Shops & schools

Exclusive to PR Property Sales is this spacious one bedroom apartment. The property benefits from accommodation comprising entrance hall, living room, kitchen, balcony, bathroom, and also benefits from gas central heating.

Situated in a vibrant area, this apartment offers easy access to local amenities, shops, and dining options. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this property has something for everyone.

Please call PR Property for more information 01852 720777

## ENTRANCE HALL

**LIVING ROOM 13'2" X 11'11" (4.01M X 3.63M)**

**KITCHEN 10'1" X 8'10" (3.07M X 2.68M)**

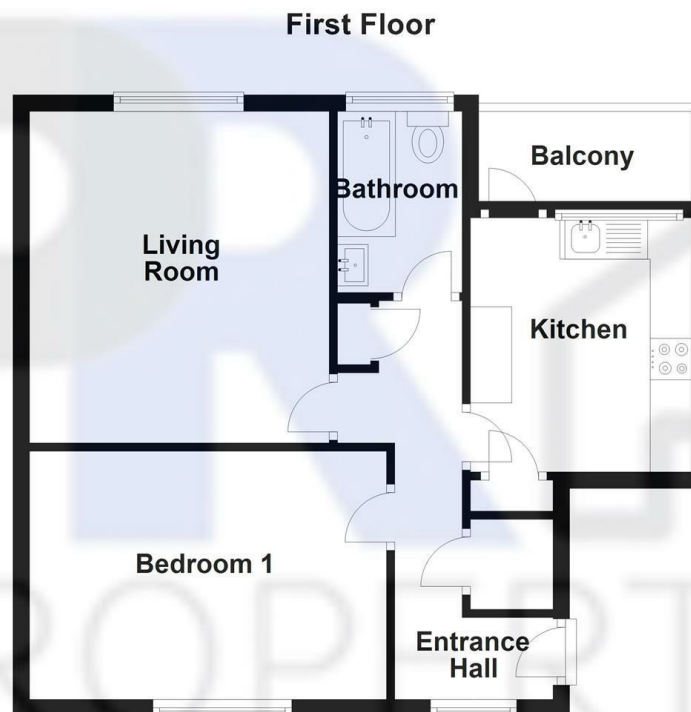
**BALCONY 3'7" X 8'6" (1.09M X 2.58M)**

**BEDROOM 1 9'10" X 14'2" (3.00M X 4.32M)**

## BATHROOM

**COUNCIL TAX BAND = A**

**ENERGY PERFORMANCE CERTIFICATE = C**



Total area: approx. 48.8 sq. metres (525.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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	