



**PR**   
PROPERTY

**114, The Academy Holly Street, Luton, Bedfordshire / LU1 3DF**  
**Offers in the region of £170,000**

- EXCLUSIVE TO P&R PROPERTY SALES
- 2 DOUBLE BEDROOMS
- NO UPPER CHAIN
- BUY TO LET POTENTIAL £1200PCM

- 107 YEAR LEASE REMAINING
- CENTRAL LOCATION
- SECURE UNDER GROUND PARKING

- WELL MAINTAINED BLOCK
- IMPRESSIVE DESIGN
- COMMUNAL SPACE

\*\* EXCLUSIVE TO P&R PROPERTY SALES \*\*\* WELL PRESENTED 2 BEDROOM APARTMENT \*\*\* CLOSE TO TOWN CENTRE \*\*\* CHAIN FREE \*\*\* SECURE PARKING IN UNDERGROUND CAR PARK \*\*\* SECURITY ENTRANCE WITH LIFTS \*\*\* LARGE OPEN PLAN LIVING SPACE \*\*\* PRIVATE BALCONY \*\*\* BUY TO LET POTENTIAL £1200PCM \*\*\* 107 YEAR LEASE \*\* This property benefits from accommodation comprising of entrance hall, living room, kitchen area, two bedrooms, bathroom and balcony terrace.

### ENTRANCE HALL

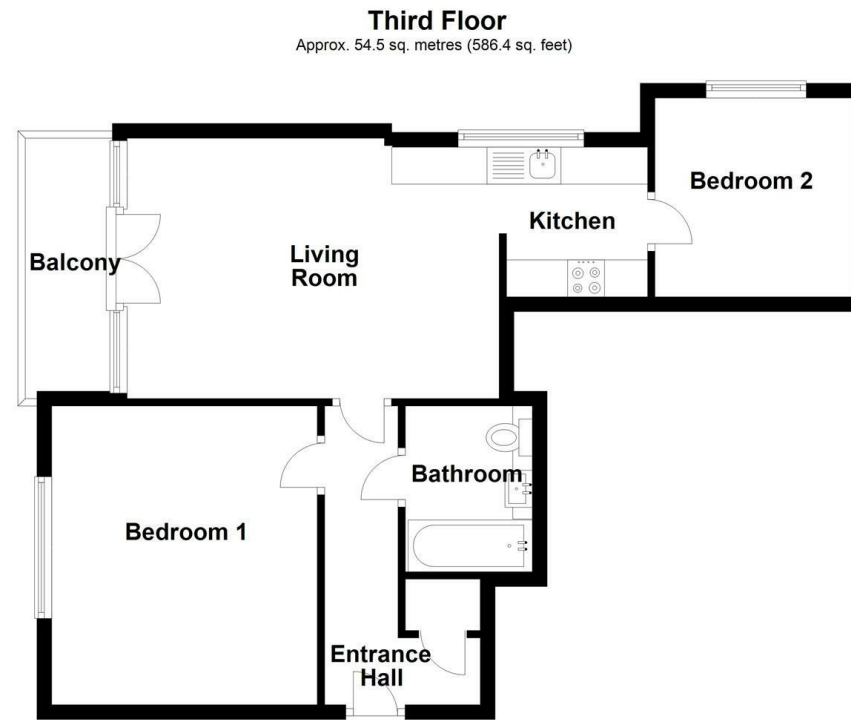
**LOUNGE 11'7" X 16'6" (3.52M X 5.03M)**

**KITCHEN 6'8" X 11'4" (2.02M X 3.46M)**

**BEDROOM 1 13'3" X 11'9" (4.04M X 3.59M)**

**BEDROOM 2 8'10" X 8'9" (2.69M X 2.67M)**

**BATHROOM 7'4" X 5'8" (2.24M X 1.72M)**



Total area: approx. 54.5 sq. metres (586.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	