



CARDIFF ROAD

EHOME o.uk 01582 450 005

5a/5b Cardiff Road, Luton, Bedfordshire, LU1 1PP
Offers in excess of £300,000

PR PROPERTY

5a/5b Cardiff Road, Luton, Bedfordshire, LU1 1PP

*** EXCLUSIVE TO PR PROPERTY SALES *** BUILDING FOR SALE CONTAINING 2 BEDROOM AND 1 BEDROOM APARTMENTS *** CHAIN FREE *** TOWN CENTRE LOCATION *** FREEHOLD *** PERFECT FOR BTL INVESTORS *** RENTAL INCOME POTENTIAL £950 AND £1250 PCM *** MODERN FINISH THROUGHOUT *** PRIVATE GARDEN TO GROUND FLOOR *** MUST BE VIEWED ***

FIRST FLOOR

5B CARDIFF ROAD

ENTRANCE HALL

LIVING ROOM 12'4" X 13'5"
(3.77M X 4.09M)

KITCHEN 7'5" X 7'5" (2.26M X 2.26M)

BATHROOM

LANDING

BEDROOM 1 11'1" X 12'0"
(3.38M X 3.65M)

EN-SUITE SHOWER ROOM

BEDROOM 2 13'0" X 6'9"
(3.97M X 2.06M)

GROUND FLOOR

5A CARDIFF ROAD

ENTRANCE HALL

LIVING ROOM 13'3 X 6'7
(4.04M X 2.01M)

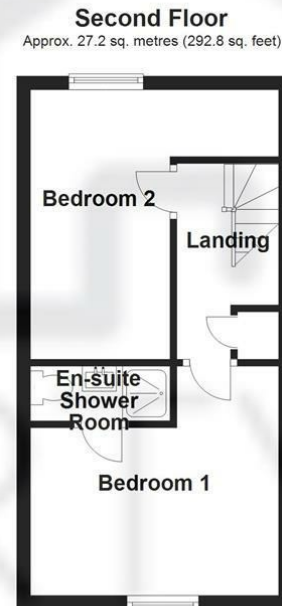
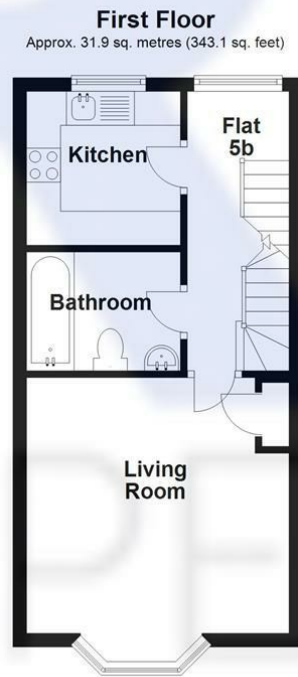
KITCHEN 10'3 X 6'2 (3.12M X 1.88M)

BEDROOM 12'5 X 9'7 (3.78M X 2.92M)

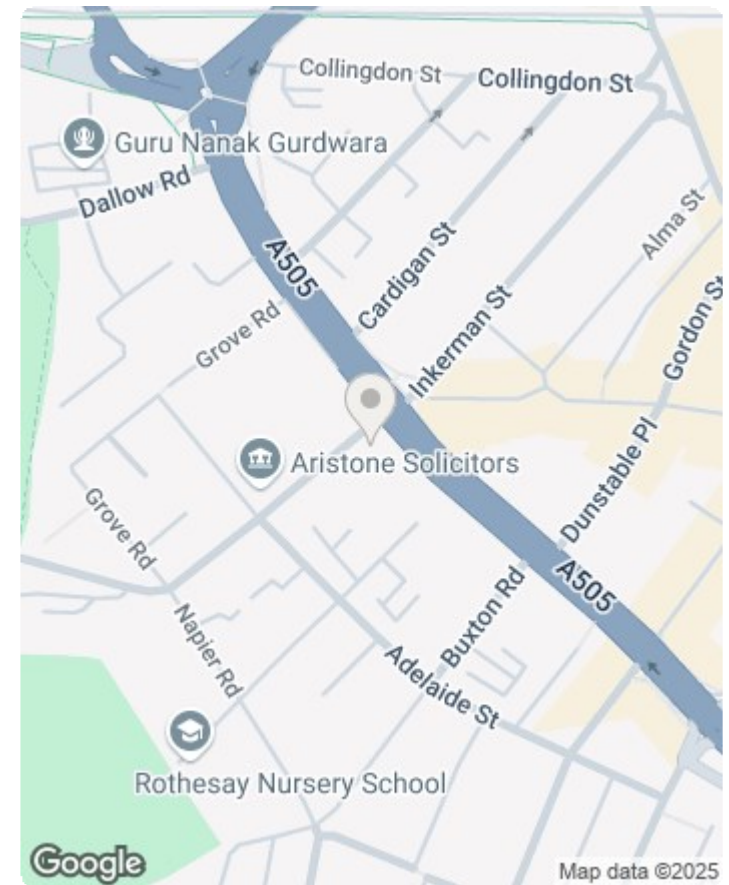
BATHROOM

5A & 5B EPC RATING B





Total area: approx. 99.6 sq. metres (1072.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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

