



1 Gainsborough Court Stockingstone Road, Luton, Bedfordshire, LU2 7NQ
£165,000

- Exclusive to PR Property Sales
- Buy to let potential £1100pcm
- Ideal Buy to let property with tenant in situ

- 136 years remaining on lease
- Close to Town centre & train station
- Parking available on first come first served basis

- Modern Kitchen & Bathroom
- No Upper Chain
- 2 Generous bedrooms

** Exclusive to PR Property sales ** No Upper chain ** Recently refurbished ** Modern Kitchen & Bathroom ** 136 year left on lease ** Ground Floor ** Buy to let potential £1100pcm **

The property benefits from accommodation comprising entrance hall, lounge, kitchen, 2 bedrooms, bathroom and parking is also available on a first come first served basis.

ENTRANCE HALL

LOUNGE 14'11" X 9'11" (4.55M X 3.02M)

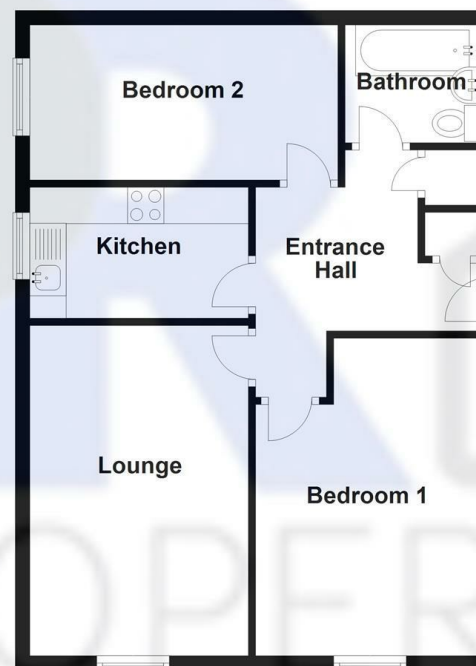
KITCHEN 5'11" X 9'11" (1.80M X 3.01M)

BEDROOM 1 14'4" X 10'0" (4.37M X 3.06M)

BEDROOM 2 7'0" X 13'11" (2.13M X 4.24M)

BATHROOM

Ground Floor
Approx. 53.6 sq. metres (576.9 sq. feet)



Total area: approx. 53.6 sq. metres (576.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	