



9 Gainsborough Court, Stockingstone Road, Luton, Bedfordshire, LU2 7NQ

£165,000

- Exclusive to PR Property sales
- 135 Years left on lease
- Close to good Schools

- No Upper Chain
- Excellent Location
- Great Transport links

- 2 Double Bedroom
- Parking Available on first come first served basis

\*\*\*\* EXCLUSIVE TO P&R PROPERTY SALES \*\*\*\* NO UPPER CHAIN \*\* A SPACIOUS 2 BEDROOM APARTMENT \*\*\*\* 135 year on the lease \*\* The accommodation on offer comprises communal entrance hall, entrance hall, lounge / dining room, fitted kitchen, 2 double bedrooms, bathroom, double glazed windows, communal garden and parking on site first come first served basis.

#### ENTRANCE HALL

Electric storage heater, fitted carpet, airing cupboard and Storage cupboard.

#### LIVING ROOM 14'8" X 9'11" (4.47 X 3.02)

Full height double glazed window to front, electric storage heater, fitted carpet.

#### KITCHEN 9'10" X 5'11" (3.00 X 1.80)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, washing machine and cooker, double glazed window to side, vinyl flooring.

#### BEDROOM 1 14'4" X 10'0" (4.37 X 3.05)

Double glazed window to front, electric storage heater, fitted carpet.

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

Double glazed window to side, electric storage heater, fitted carpet.

#### BATHROOM

Fitted with three piece suite with deep panelled bath, pedestal wash hand basin and close coupled WC, full height tiling to all walls, electric fan heater, extractor fan, obscure window to side, vinyl flooring.

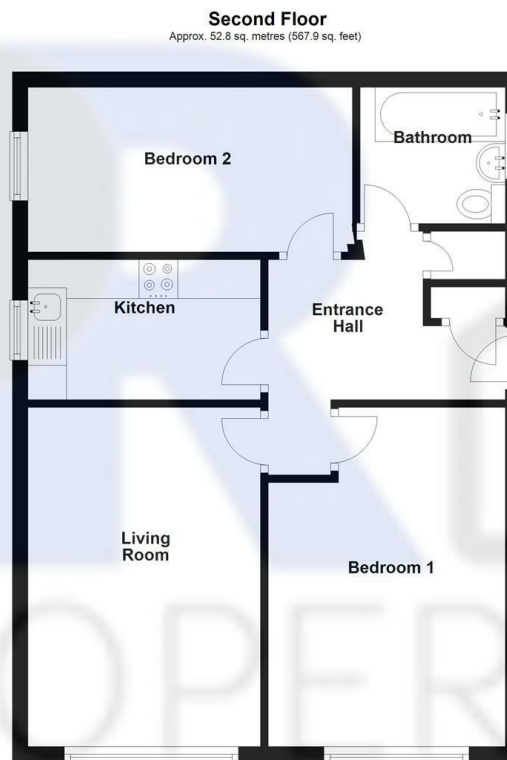
#### OUTSIDE

#### PARKING

Some parking available on a first come first served basis.

#### COMMUNAL GARDEN

Laid to lawn, drying area



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	