



22 Marlborough Court, Grove Road, Luton, LU1 1RW
Offers in the region of £140,000



- MODERN ONE BEDROOM APARTMENTS
- TOWN CENTRE
- LONG LEASE
- LARGE BEDROOM
- MUST BE VIEWED
- REFER TO AGENT FOR CHARGES
- UNDER GROUND PARKING
- CHAIN FREE

**** EXCLUSIVE TO PR PROPERTY SALES **** A SUPERB ONE BEDROOM APARTMENT LOCATED IN CENTRAL LUTON WITH UNDER GROUND PARKING *** CHAIN FREE *** LONG LEASE *** TOWN CENTRE LOCATION *** PERFECT FOR BTL & FIRST TIME BUYERS *** MUST BE VIEWED ***

This modern 1 bedroom apartment is beautifully presented throughout including fabulous kitchen and bathroom, large bedroom, generous living room, secure under ground parking. The apartment is centrally located giving you excellent links to the Train Station, Airport and J10 on M1 Motorway.

FIRST FLOOR

ENTRANCE HALL

LIVING ROOM 14'10" X 14'8" (4.52 X 4.46)

FITTED KITCHEN 9'1" X 6'6" (2.77 X 1.97)

BEDROOM 1 14'10" X 10'0" (4.52 X 3.05)

BATHROOM

OUTSIDE

UNDERGROUND PARKING



Total area: approx. 48.2 sq. metres (518.6 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC