



PR PROPERTY

22 Marlborough Court, Grove Road, Luton, LU1 1RW
£135,000

- Exclusive to PR Property Sales
- Secure underground parking that could fit 2 small cars.
- The block is maintained to a very high standard
- Call for more information 01582 720777
- No Upper Chain
- Easy Walking Distance to Train Station
- Over 970 years left on lease
- Potential for rental income of £1000pcm - an attractive Yield for investors
- Bright & Spacious Design
- Great choice for a first time buyer or investor

** Exclusive to PR Property ** Set on the second floor of Marlborough Court, this well-proportioned one bedroom flat is an ideal choice for first-time buyers or investors. The layout includes a spacious living room, a separate fitted kitchen, a comfortable double bedroom, and a well-appointed bathroom. A major standout is the double secure underground parking space —rarely found in similar properties—offering both security and practicality.

With fantastic living space and the potential to achieve £1,000 per calendar month in rental income, this flat represents an excellent investment opportunity. Enjoy a convenient location, good privacy, and the peace of mind that ample parking brings.

SECOND 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	80	82
(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