

PR
PROPERTY

51a Mangrove Road, Luton, LU2 9BP
£1,850

- Exclusive to PR Property Lettings
- 3 Bedrooms
- Stylish Bathrooms
- Available soon

- New Build
- Fully equipped Kitchens
- Ample parking

- Detached house
- Fabulous interior
- Private Drive

**** Exclusive to PR Property Lettings ** Available Now ** New Build ** Modern & Stylish interior ** This lovely new build benefits from accommodation comprising entrance hall, WC, Living room, open plan kitchen / Dining room, 3 Bedrooms, stunning bathroom, private garden and ample parking.**

ENTRANCE HALL

WC

LIVING ROOM 12'10" X 10'10" (3.90M X 3.30M)

KITCHEN/DINING ROOM 17'0" X 18'11" (5.18M X 5.76M)

LANDING

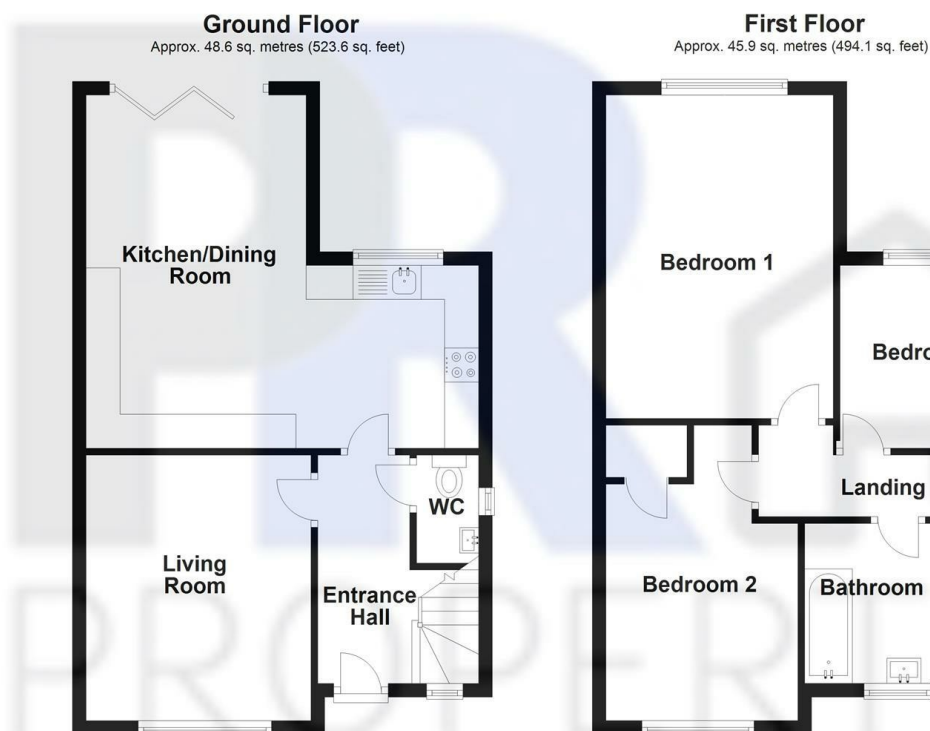
BEDROOM 1 15'7" X 10'11" (4.75M X 3.34M)

BEDROOM 2 14'3" X 9'3" (4.34M X 2.82M)

BEDROOM 3 8'10" X 8'0" (2.68M X 2.43M)

BATHROOM

PRIVATE REAR GARDEN



Total area: approx. 94.5 sq. metres (1017.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(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		