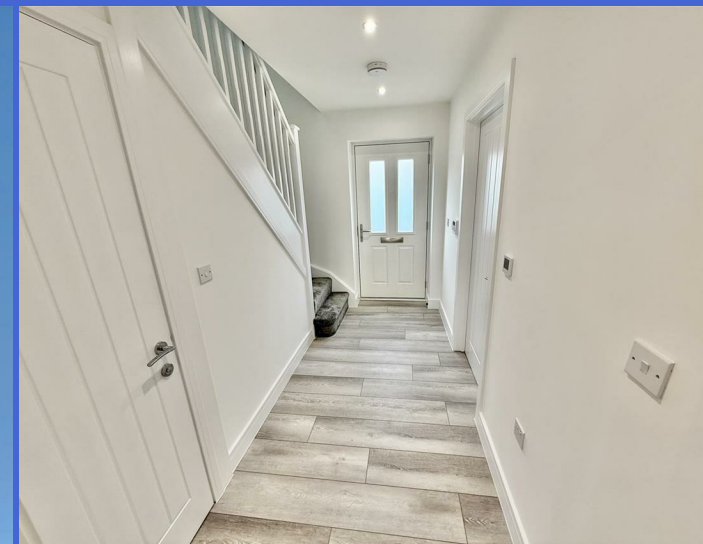




**PR**  
PROPERTY

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

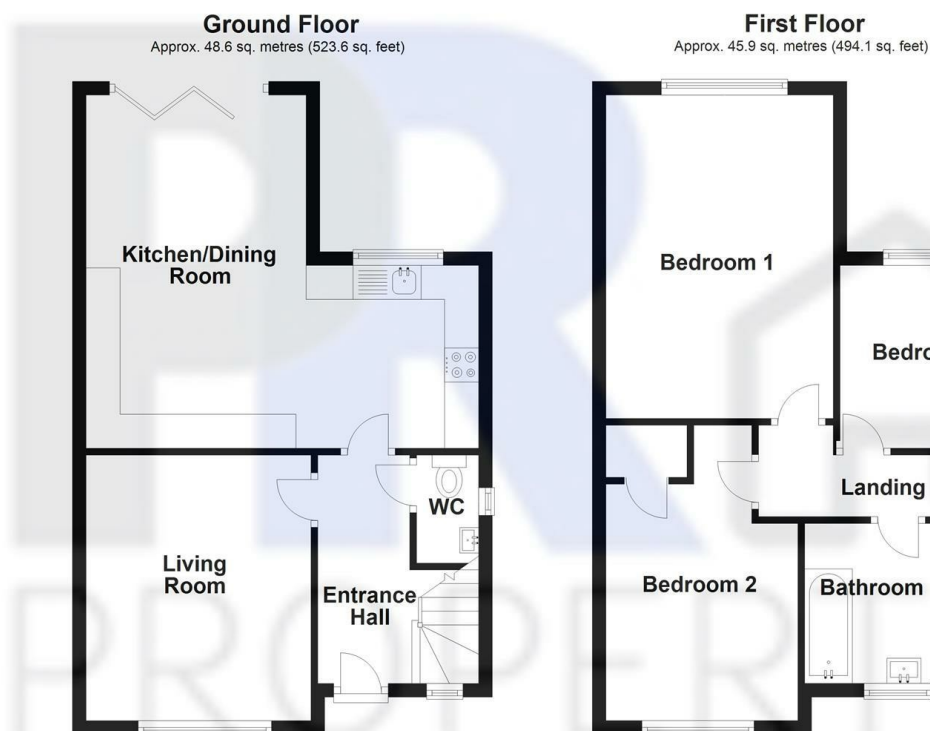
**BEDROOM 1 15'7" X 10'11" (4.75M X 3.34M)**

**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) <b>A</b>                          |         | 88        |
| (81-91) <b>B</b>                            | 77      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |