



**PR**  
PROPERTY

35, Dellfield Court Handcross Road, Luton, Bedfordshire, LU2 8JJ  
£825 PCM



- Exclusive to PR Property lettings
- Fridge/freezer & washing machine included
- Open plan living
- Available Now
- Spacious Studio
- Parking
- Well Presented throughout
- Close to Airport and Motorway

\*\*\* Exclusive to PR Property lettings \*\*\* Available Now \*\* Spacious Studio \*\* Parking \*\* 5 Minutes to the Airport and M1 \*\* Well presented \*\* Kitchen with Fridge and washing machine included \*\* Available to move in Now \*\*

**LIVING ROOM / BEDROOM 21'0" X 10'6" (6.41M X 3.20M)**

Window to rear, Storage cupboard, folding door, door to:

**KITCHEN AREA 12'6" X 4'11" (3.80M X 1.50M)**

Window to side, open plan.

**BATHROOM 5'5" X 4'11" (1.65M X 1.50M)**

Window to side, door to:

**Second Floor**

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 30.8 sq. metres (331.0 sq. feet)  
**35 Dellfield Court, Handcross Road, Luton**

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		62	80
		EU Directive 2002/91/EC	