

PR PROPERTY

The Annex, 23 Preston Gardens, Luton, LU2 7NL
£950 PCM

- PR Property lettings
- Parking
- Water Bills included in rent
- One Bedroom Annex
- Close to Town Centre
- Private Garden
- Available Now
- All Kitchen appliances included

**** PR Property Lettings ** One bedroom ** Available Now ** Rent includes water rates ** Private Garden ** Parking ** Great Condition ** Fitted Kitchen with appliances included ****

KITCHEN 6'7" X 6'9" (2.00M X 2.06M)

Door to:

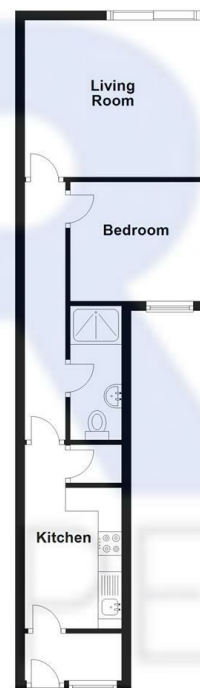
LIVING ROOM 10'11" X 12'8" (3.34M X 3.85M)

Window to side, door, patio door.

BEDROOM 8'4" X 9'6" (2.54M X 2.89M)

Window to front, door to:

Ground Floor
Approx. 39.7 sq. metres (426.8 sq. feet)



Total area: approx. 39.7 sq. metres (426.8 sq. feet)
23 Preston Gardens, Luton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC