



Flat 2, 27 Downs Road, Luton, Bedfordshire, LU1 1QP
£1,200

- Exclusive To PR Property Lettings
- Two Double Bedrooms
- Must Be Viewed

- Available For Immediate Move In
- Parking Available

- Close To Town Centre
- Communal Gardens

*** Exclusive To PR Property Lettings *** Spacious Two Bedroom Apartment *** Newly Redecorated *** Parking Available *** Town Centre Location *** Communal Gardens *** Two Double Bedrooms *** Great Space Throughout *** Available For Immediate Move In *** Must Be Viewed ***

ENTRANCE HALL

LOUNGE/DINER 17'9" X 13'6" (5.40M X 4.11M)

Two windows to side, window to front.

KITCHEN 10'10" X 7'3" (3.30M X 2.22M)

Fitted with a matching range of base and eye level units with worktop space over, sink, fridge/freezer, washing machine and cooker, window to rear, door to:

BEDROOM 1 17'9" X 11'7" (5.40M X 3.54M)

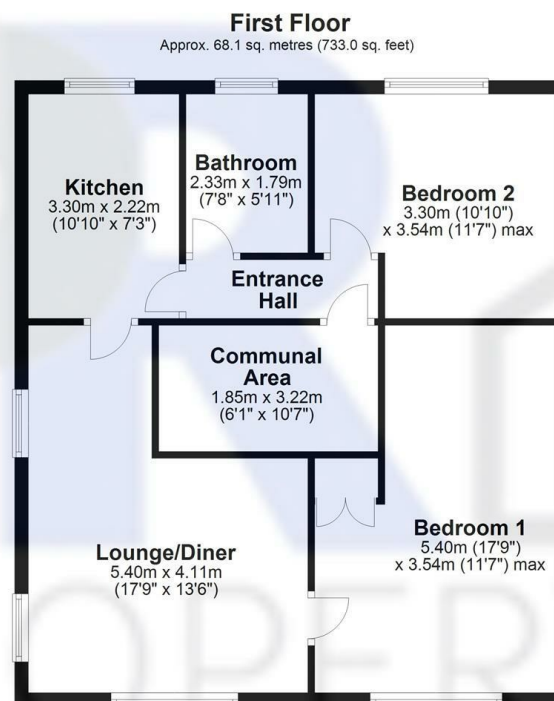
Window to front, Storage cupboard,

BEDROOM 2 10'10" X 11'7" (3.30M X 3.54M)

Window to rear.

BATHROOM

Fitted with three piece suite comprising bath with independent shower over, wash hand basin and close coupled WC, window to rear, door to:



Total area: approx. 68.1 sq. metres (733.0 sq. feet)

Flat 2, 27 downs road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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