



PR 
PROPERTY

G6, Abacus Court Dudley Street, Luton, Bedfordshire, LU2 0NS
£155,000

- EXCLUSIVE TO PR PROPERTY SALES
- MODERN & STYLISH
- WELL MAINTAINED BLOCK
- CHAIN FREE

- OVER 115 YEAR LEASE
- ONE BEDROOM
- FANTASTIC LOCATION

- NEXT TO TRAIN STATION
- SECURE GATED PARKING
- BUY TO LET POTENTIAL £1000.00 PCM

*** EXCLUSIVE TO PR PROPERTY SALES *** CHAIN FREE *** SPACIOUS ONE BEDROOM APARTMENT *** SECURE PARKING IN A GATED COMPOUND *** BUY TO LET POTENTIAL £1,000.00 PCM ** CENTRAL LOCATION ** Less Than 1 Min Walk To Station *** OVER 115 YEAR LEASE *** TOWN CENTRE LOCATION *** LUXURY MODERN FINISH *** Must Be Viewed ***

The property benefits from accommodation comprising electric gate entry to parking and apartment, large open plan living area to fully integrated kitchen, large double bedroom with built in wardrobe and luxury bathroom.

LIVING ROOM / KITCHEN 23'04 X 10'00 (7.11M X 3.05M)

BEDROOM 16'10 X 9'06 (5.13M X 2.90M)

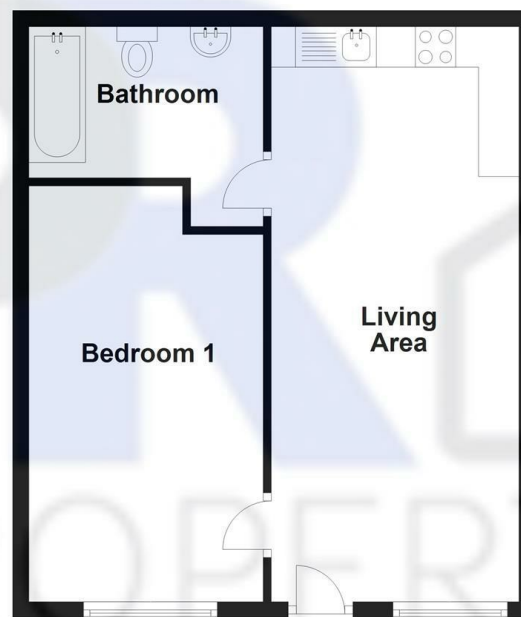
BATHROOM

OUTSIDE

ALLOCATED PARKING IN GATED COMPOUND

Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 43.1 sq. metres (464.4 sq. feet)

6G Abacus House

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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		