



PR 
PROPERTY

G6, Abacus Court Dudley Street, Luton, Bedfordshire, LU2 0NS
£150,000

- 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 **** A chain-free, cash buyers only one-bedroom apartment in the town centre, offered with secure gated parking and an electric gate entry. The apartment enjoys a large open-plan living area with a fully integrated kitchen, a spacious double bedroom with built-in wardrobe and a luxury bathroom. With over 115 years remaining on the lease and buy to let potential of approximately £1,000.00 pcm, this modern-finish apartment is suited to investors or singles/couples seeking central convenience.

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

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

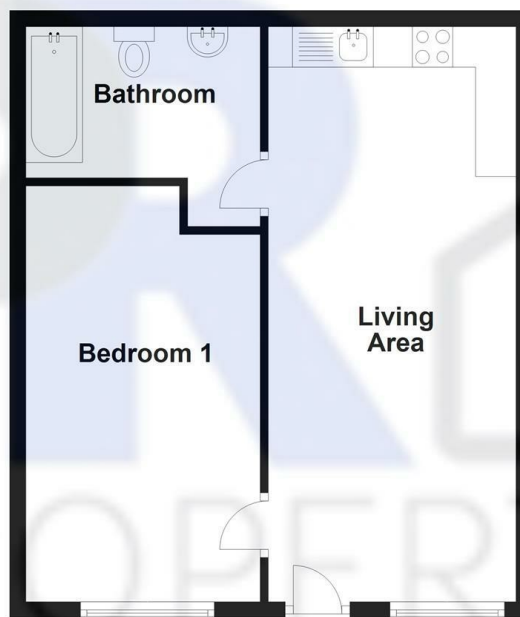
BATHROOM

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