



**PR**  
PROPERTY

**17, Brocket Court Vincent Road, Luton, Bedfordshire, LU4 9BD**  
**£800 PCM**



- LARGE STUDIO APARTMENT
- SHOWER ROOM
- AVAILABLE JUNE 2025

- MODERN KITCHEN
- PARKING ON SITE
- MUST BE VIEWED

- GREAT CONDITION
- CLOSE TO STATION

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* A WELL PRESENTED STUDIO APARTMENT LOCATED CLOSE TO LEAGRAVE TRAIN STATION WITH PARKING. \*\* Available UNFURNISHED \*\*\* GREAT CONDITION THROUGHOUT \*\*\* CLOSE TO M1 AND L&D HOSPITAL \*\*\* GROUND FLOOR \*\*\* AVAILABLE JUNE 2025 \*\*\* MUST BE VIEWED \*\*\*

The property benefits from modern kitchen and shower room and generous living area and parking.

#### **LOUNGE AREA 12'5" X 11'7" (3.78M X 3.53M)**

Double glazed window to side, electric heater, open plan to:

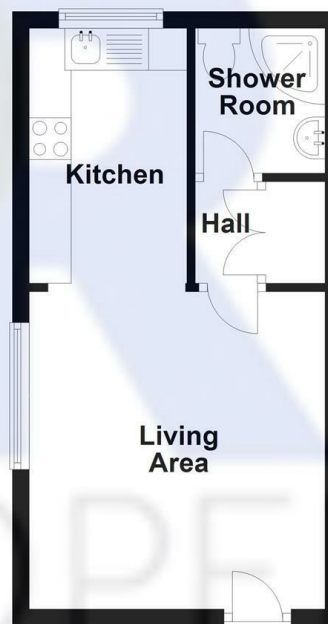
#### **KITCHEN 10'0" X 6'2" (3.04M X 1.88M)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, fridge and cooker with hob included, space for washing machine, double glazed window to rear.

#### **SHOWER ROOM**

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, electric heater.

**Ground Floor**  
Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 24.4 sq. metres (262.9 sq. feet)

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		
	EU Directive 2002/91/EC	