

13 Garden Court Gardenia Avenue, Luton, LU3 2PE  
Offers over £170,000



- PR Property
- Refurbished bathroom
- Suitable for first-time buyers and investors

- Two bedrooms with fresh décor
- Garage included for storage or parking
- Potential rental yield of £1,200 pcm

- New gas boiler installed
- 147-year lease remaining
- No Chain

**\*\* Exclusive to PR Property \*\*** Perfect for first-time buyers and investors alike. This two-bedroom home benefits from recent updates including a new gas boiler and a modernised bathroom, enhancing comfort and efficiency. Freshly redecorated throughout, the property is ready to move into and features a lengthy 147-year lease. A garage adds practical value for parking or storage. Investors will be drawn by the estimated rental income of £1,200 per calendar month. Situated in a well-established part of Luton, this property combines convenience with strong investment potential, and low service charges, all offered at a great price.

## ENTRANCE HALL

**LIVING ROOM 10'9" X 16'2" (3.27M X 4.92M)**

**KITCHEN 6'8" X 11'2" (2.03M X 3.40M)**

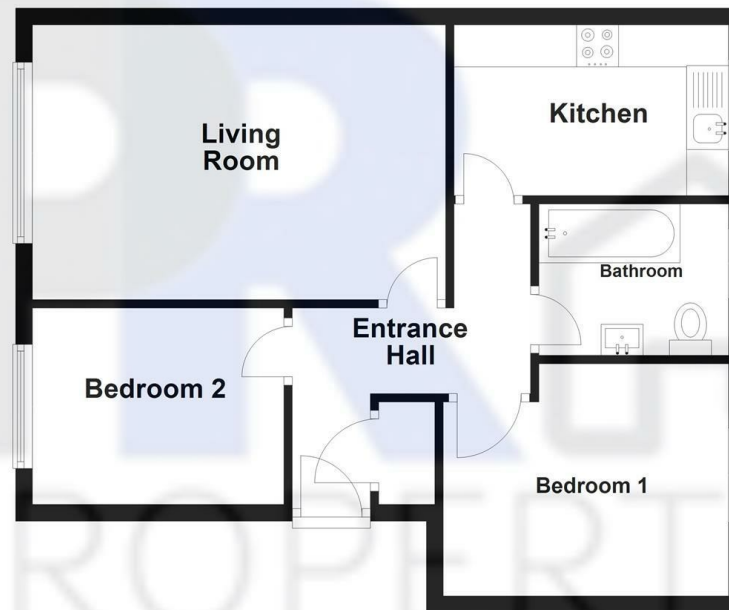
## BEDROOM 1

**BEDROOM 2 7'8" X 9'10" (2.34M X 2.99M)**

**BATHROOM 5'11" X 7'5" (1.80M X 2.26M)**

## Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Total area: approx. 51.3 sq. metres (552.1 sq. feet)

**13 GARDEN COURT**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		