

**PR**   
PROPERTY

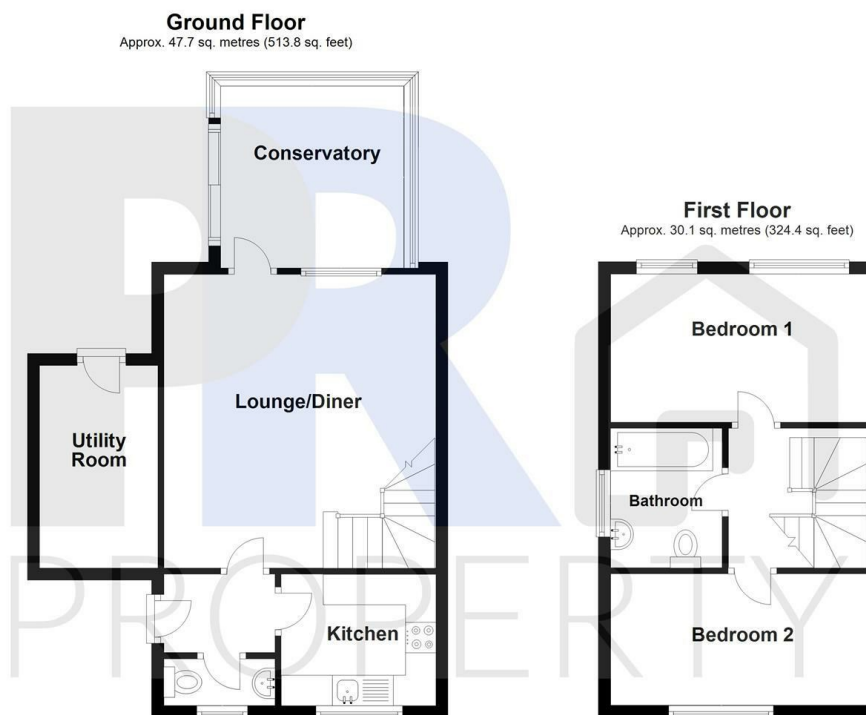
**5 Kempsey Close, Luton, LU2 8TT**  
**£1,350 PCM**



- Two well-proportioned bedrooms
- Ideal for professionals or small families
- Positioned in a quiet residential street
- Available Now
- Convenient access to Luton Airport
- Must be viewed
- Garage with secure parking
- Close proximity to motorway links

**\*\* Exclusive to PR Property \*\***

This two-bedroom home on Kempsey Close, Luton, presents an ideal choice for those seeking convenience and comfort. Offering a garage alongside private parking, it caters well for car owners and commuters. The property's location is particularly advantageous, situated close to Luton Airport, major motorways, and the train station — making travel effortless, whether for work or leisure. The accommodation provides comfortable living spaces suitable for small families or professionals sharing. The property has a conservatory at the rear and also an additional utility room and downstairs WC.



Total area: approx. 77.9 sq. metres (838.1 sq. feet)

**5 Kempsey Close, Luton**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>63</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		