

**PR**  
PROPERTY

21 Penda Close, Luton, Bedfordshire, LU3 3UT  
£270,000



- PR Property Sales
- Buy-to-let potential with rental income circa £1,350 pcm
- Suitable for first-time buyers or investors
- Call NOW to view!!!
- No upper chain for a hassle-free sale
- Quiet, established residential close
- 19ft Lounge / Dining room
- Close to Leagrave Train Station
- Off Road parking & Garage
- Two spacious double bedrooms

**\*\* Exclusive to PR Property Sales \*\*** This two double-bedroom home offers an excellent buy-to-let or first-time purchase opportunity with projected rental income of £1,350 per month. Located close to Leagrave Station, it benefits from excellent commuting links while situated in a peaceful residential close. The property features 2 generous bedrooms, large living room, garage, on drive parking, providing secure space for vehicles and extra storage. With no upper chain, the property is ready for a swift move. Its versatile layout and great location make it a practical choice for small families or professionals.

## PORCH

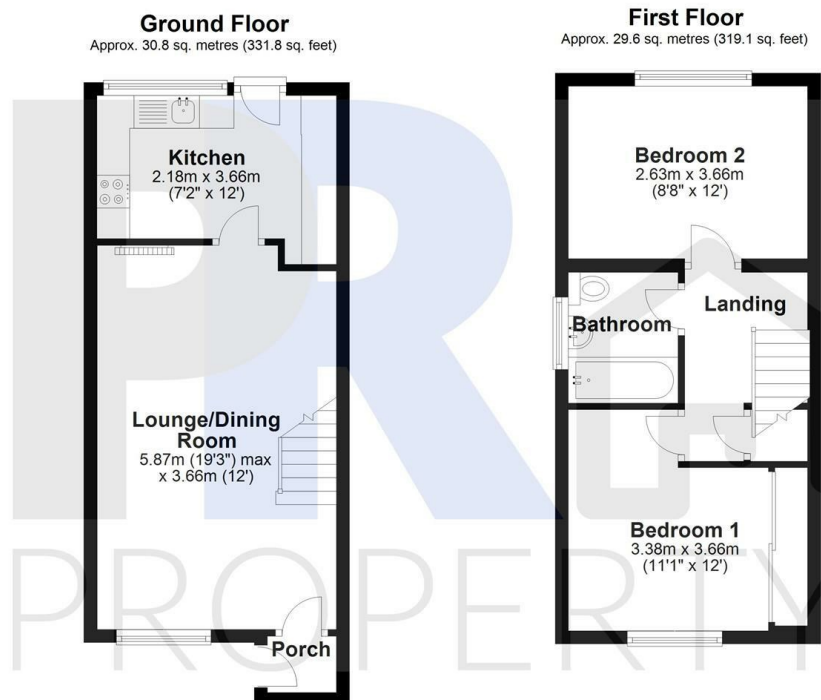
**LOUNGE DINING ROOM 19'3" X 12'0" (5.87M X 3.66M)**

**KITCHEN 7'2" X 12'0" (2.13M'0.61M X 3.66M)**

**BEDROOM 1 11'1" X 12'0" (3.38M X 3.66M)**

**BEDROOM 2 8'8" X 12'0" (2.63M X 3.66M)**

## BATHROOM



Total area: approx. 60.5 sq. metres (650.9 sq. feet)

**21 Penda Close, Luton**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>9</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>	<b>63</b>	<b>63</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		