



PR 
PROPERTY

40 Glaisdale, Luton, Bedfordshire, LU4 9YF
£1,200

- Exclusive to PR Property
- Recently Painted and new Carpet
- Lounge/ Dining room with Balcony

- Available Now
- EPC rating C
- Gas Central heating

- Three bedrooms
- Unfurnished

**** Exclusive to PR Property lettings **** A bright, unfurnished three-bedroom maisonette is available to let now. The split level layout delivers a generous lounge/dining room with doors to a small balcony, a separate kitchen to the front and an entrance hall that leads to the first-floor landing and bedrooms. Recently painted throughout and fitted with new carpet, the home benefits from gas central heating and an EPC rating of C — a practical, low-hassle option for a tenant looking for immediate occupation.

ENTRANCE HALL 5'5" X 5'11" (1.65M X 1.80M)

KITCHEN 9'8" X 9'9" (2.94M X 2.97M)

LOUNGE/DINING ROOM 14'0" X 16'0" (4.27M X 4.87M)

BALCONY 3'4" X 8'5" (1.02M X 2.56M)

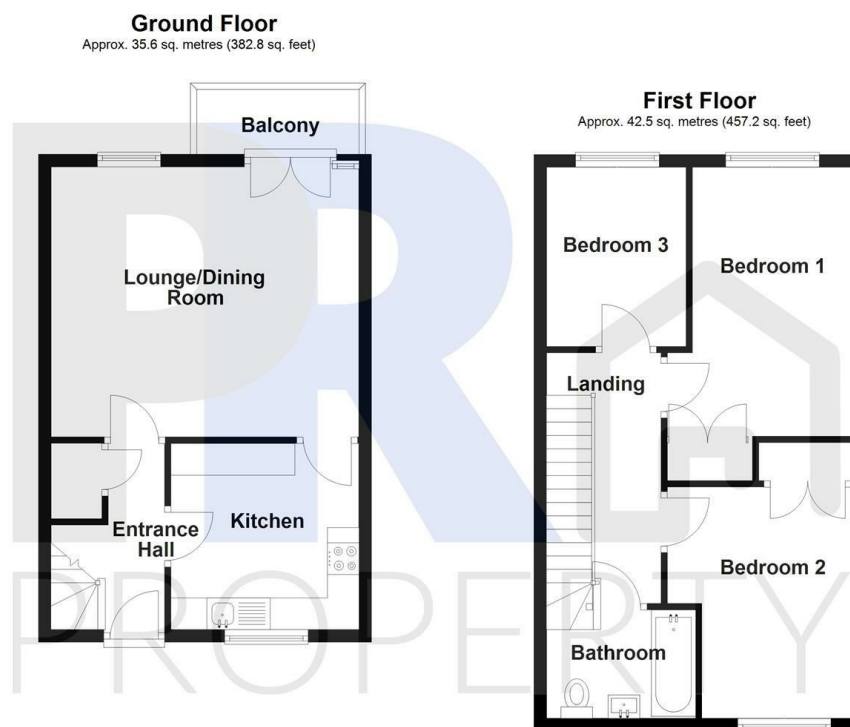
LANDING

BEDROOM 1 14'0" X 9'9" (4.26M X 2.96M)

BEDROOM 2 12'0" X 9'9" (3.65M X 2.96M)

BEDROOM 3 9'3" X 7'4" (2.83M X 2.24M)

BATHROOM



Total area: approx. 78.0 sq. metres (840.1 sq. feet)

40 GLAISDALE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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