



**Flat 35, Dellfield Court Handcross Road, Luton, Bedfordshire, LU2 8JJ**  
**£800**

- Exclusive to PR Property lettings
- perfect for singles or or couples
- Open plan living

- Available November 2025
- Spacious Studio
- Parking

- Well Presented throughout
- Close to Airport and Motorway

\*\*\* Exclusive to PR Property lettings \*\*\* Available November 2025 \*\* Spacious Studio \*\* Parking \*\* 5 Minutes to the Airport and M1 \*\* Well presented \*\* Kitchen and bathroom with modern finish \*\*\* perfect for singles or couples \*\* Available to move in November 2025 \*\* MUST BE VIEWED \*\*\*

**LIVING ROOM / BEDROOM 21'0" X 10'6" (6.41M X 3.20M)**

Window to rear, Storage cupboard, folding door, door to:

**KITCHEN AREA 12'6" X 4'11" (3.80M X 1.50M)**

Window to side, open plan.

**BATHROOM 5'5" X 4'11" (1.65M X 1.50M)**

Window to side, door to:

**Second Floor**

Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 30.8 sq. metres (331.0 sq. feet)  
**35 Dellfield Court, Handcross Road, Luton**

| 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>                            |         | 80                      |
| (55-68) <b>D</b>                            | 62      |                         |
| (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 |